

£219,995
52 Newcome Road
Portsmouth, PO1 5DU

PROPERTY SUMMARY

Jeffries & Dibbens are pleased to offer for sale this two double bedroom, mid-terraced property located in Newcome Road, Fratton. Ideally suited to first time buyers and investors alike, the accommodation on the ground floor comprises two reception rooms, a 9ft fitted kitchen, plus a utility room. First floor accommodation offers two double bedrooms, plus a 10ft four piece fitted bathroom. Additional benefits include double glazing, gas central heating and an enclosed rear garden. Contact our Portsmouth branch to arrange your internal viewing, open late! 02392 661 662





OBSCURE PVC DOUBLE GLAZED FRONT DOOR

PORCH Wall mounted cupboard housing meters, laminate flooring, doorway to:-

RECEPTION ROOM ONE 13' 0" max x 10' 10" into recess (3.96m x 3.3m) PVC double glazed window to front aspect, radiator, laminate flooring, opening to:-

RECEPTION ROOM TWO 12' 11" x 10' 10" into recess (3.94m x 3.3m) PVC double glazed doors to lean-to, radiator, laminate flooring, spot lighting, opening to:-

LOBBY Stairs to first floor, under stairs storage space, laminate flooring, PVC double glazed door to lean-to, doorway to:-

KITCHEN 9' 08" x 8' 03" (2.95m x 2.51m) PVC double glazed window to side aspect, range of wall and base level units, wood block work surfaces, stainless steel sink and drainer unit with mixer tap over, 'Range' style cooker, integral fridge, tiled floor, doorway to:-

UTILITY ROOM 7' 11" x 6' 05" (2.41m x 1.96m) PVC double glazed window to rear aspect, obscure PVC double glazed door to garden, space and plumbing for washing machine, space for tumble dryer, space for fridge/freezer, wall mounted 'Vaillant' combination boiler,

LEAN-TO PVC double glazed door to garden, polycarbonate roof.

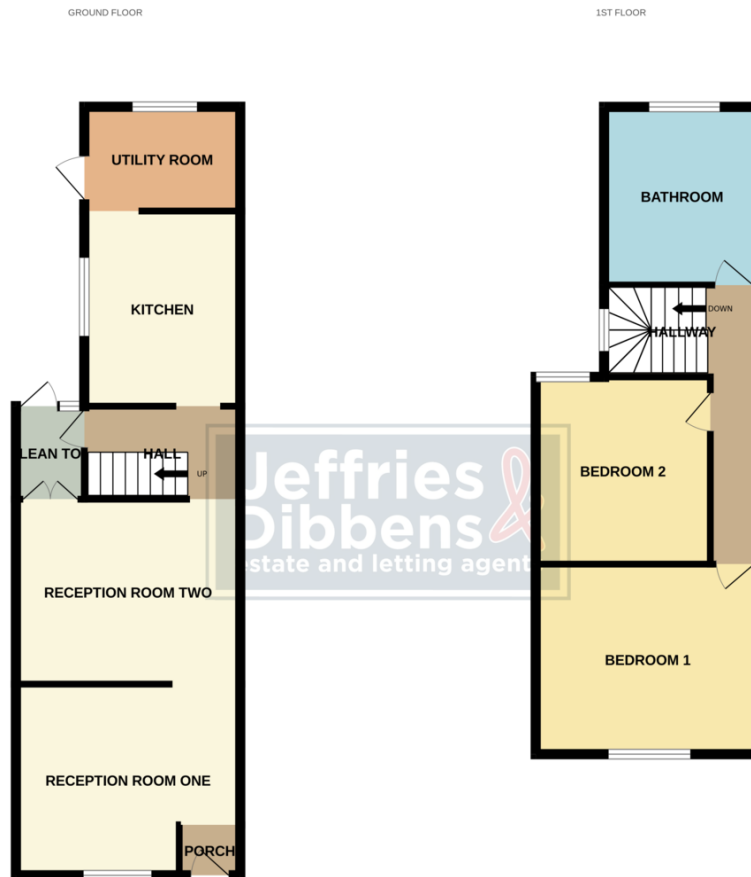
FIRST FLOOR LANDING PVC double glazed window to side aspect, radiator, spot lights, loft hatch, doors to:-

BEDROOM ONE 12' 08" x 10' 08" (3.86m x 3.25m) PVC double glazed window to front aspect, radiator.

BEDROOM TWO 10' 03" x 9' 08" (3.12m x 2.95m) PVC double glazed window to rear aspect, laminate floor, loft access.

BATHROOM 10' 04" x 8' 05" (3.15m x 2.57m) Obscure PVC double glazed window to rear aspect, panelled bath, walk-in shower cubicle with 'rainfall' style shower over, pedestal mounted wash basin, close coupled WC, tiled walls & floor.

GARDEN 16' 4" x 14' 05" (4.98m x 4.39m) South facing, mainly laid to artificial grass, patio area, wooden storage shed, outside tap.



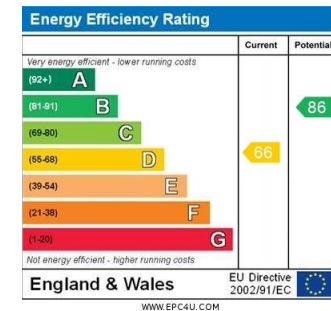
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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LOCAL AUTHORITY
Portsmouth City Council

TENURE
Freehold

COUNCIL TAX BAND
Band B

VIEWINGS
By prior appointment only



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and will **not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

**Jeffries
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