

£227,000
27 Newcomen Road
Portsmouth, PO2 8JZ

PROPERTY SUMMARY

NO FORWARD CHAIN! Jeffries & Dibbens are delighted to offer for sale this three bedroom, terraced property located in Newcomen Road, Stamshaw. Accommodation comprises 24ft reception rooms, a fitted kitchen, a conservatory, a wet room and three bedrooms to the first floor. Additional benefits include double glazing throughout and a fully-enclosed, private garden with a shed. To appreciate all that is on offer, please contact Jeffries & Dibbens Portsmouth today! 02392 661 662





OBSCURE FRONT DOOR

PORCH Door to reception room, cupboard housing electric meters, obscure borrowed light window.

RECEPTION ROOM 24' 6" x 12' 4" narrowing to 9'3" (7.47m x 3.76m) PVC double glazed windows to front and rear aspect, stairs to first floor, wall mounted electric heaters, feature fireplace, open to kitchen.

KITCHEN 10' x 7' 4" (3.05m x 2.24m) PVC double glazed window to side aspect, stainless steel sink with drainer unit, range of wall and base units, space for under counter fridge, integral electric ovens, induction hob, laminate flooring, spot lighting, tiled to principal areas, borrowed light window, open to lobby.

LOBBY Cupboard housing immersion tank, obscure PVC double glazed back door to conservatory, obscure door to wet room.

WET ROOM Obscure PVC double glazed window to rear aspect, close coupled WC, pedestal wash basin, shower, stainless steel electric heated towel rail, tiled to principal areas, extractor fan.

CONSERVATORY 18' 9" x 4' 7" (5.72m x 1.4m) Obscure PVC double glazed back door to garden, obscure PVC double glazed window to rear aspect, space for freezer, plumbing for washing machine.

FIRST FLOOR LANDING Doors to bedroom one, bedroom two and bedroom three.

BEDROOM ONE 10' 6" x 9' 2" (3.2m x 2.79m) PVC double glazed window to rear aspect, fitted wardrobes, fitted cupboard.

BEDROOM TWO 13' 7" x 6' 1" (4.14m x 1.85m) PVC double glazed window to front aspect.

BEDROOM THREE 10' 6" x 5' 11" (3.2m x 1.8m) PVC double glazed window to front aspect.

REAR GARDEN 18' 8" (5.69m) approx South facing, fully enclosed, mainly laid to paving, sliding doors to outbuilding.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

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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