

# **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.

**CONSERV ATORY** 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.

ROUND FLOOR 1ST FLOO



Whits every attempt has been made to ensure the accuracy of the floorpian contained here, measuremen of doors, wisokow, rooms and any other items are approximate and no esponsibility is taken for any em omission or mis-statement. This plan is for illustrative purposes only and should be used as such by an prospective purchaser. The services, systems and appliances shown have not been tested and no guarar as to their operability or efficiency can be given. Made with Mercopix CROZES

## LOCAL AUTHORITY

Portsmouth City Council

### **TENURE**

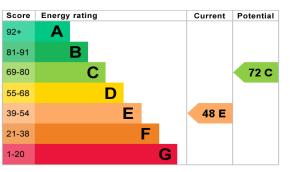
Freehold

### **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, Terror ist 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.



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