

£199,950
25 New Road
Portsmouth, PO2 7QN

PROPERTY SUMMARY

NO FORWARD CHAIN! Jeffries & Dibbens are pleased to offer for sale this three bedroom, mid-terraced property located in New Road, Buckland. Ideally suited to first time buyers and investors alike, the accommodation comprises two reception rooms, a 10ft fitted kitchen, a modern fitted shower room, plus three bedrooms. Additional benefits include double glazing, gas central heating and a 28ft enclosed rear garden. Contact our Portsmouth branch to arrange your internal viewing, open late! 02392 661 662





OBSCURE PVC DOUBLE GLAZED FRONT DOOR

RECEPTION ROOM ONE 12' 6" x 10' 6" (3.81m x 3.2m) PVC double glazed window to front aspect, wood laminate flooring, radiator, door to.

RECEPTION ROOM TWO 12' 6" x 10' 5" (3.81m x 3.18m) PVC double glazed door to garden, radiator, wood laminate flooring, feature fireplace, opening to lobby.

LOBBY Stairs to first floor, radiator, opening to kitchen.

KITCHEN 10' 7" x 7' 9" (3.23m x 2.36m) PVC double glazed door to garden, PVC double glazed window to side aspect, range of wall and base units, roll top work surfaces, space for electric cooker with extractor hood over, space for fridge/freezer, plumbing for washing machine, stainless steel sink and drainer unit, wood laminate flooring, tiled to principal areas, under stairs storage area, sliding door to shower room.

SHOWER ROOM Obscure PVC double glazed window to rear aspect, low level WC, pedestal mounted wash basin, walk in shower cubicle with mains shower, tiled to principal areas, tiled flooring, chrome heated towel rail.

FIRST FLOOR LANDING Loft hatch, wooden floorboards, doors to.

BEDROOM ONE 12' 7" x 10' 7" (3.84m x 3.23m) PVC double glazed window to front aspect, radiator, built in storage cupboard.

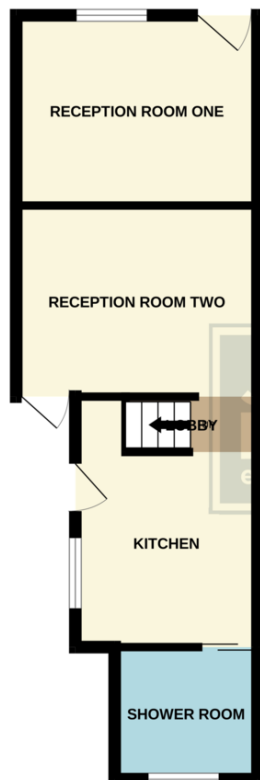
BEDROOM TWO 10' 5" x 9' 8" (3.18m x 2.95m) PVC double glazed window to rear aspect, radiator.

BEDROOM THREE 8' 2" x 7' 10" (2.49m x 2.39m) PVC double glazed window to rear aspect, radiator, wall mounted combination boiler.

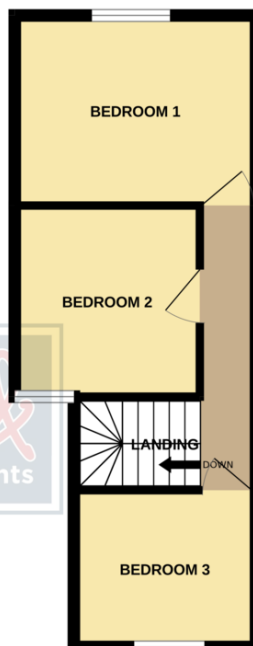
REAR GARDEN 28' 4" x 12' 8" (8.64m x 3.86m) Mainly laid to paving with shingle borders.



GROUND FLOOR



1ST FLOOR



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		83 B
69-80	C		
55-68	D	67 D	
39-54	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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estate and letting agents

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