

£230,000
67 New Road East
Portsmouth, PO2 7RS

PROPERTY SUMMARY

NO FORWARD CHAIN! Jeffries and Dibbens are delighted to instruct this three bedroom bay & forecourt style, terraced property located in New Road East, Copnor. Ground floor accommodation comprises a 25ft open plan reception room, a 10ft fitted kitchen and downstairs wet room. The first floor consists of three double bedrooms. Added benefits include gas central heating, majority double glazing and a fully-enclosed, private garden. Please contact Jeffries & Dibbens today to book an internal viewing! 02392 661 662





OBSCURE PVC DOUBLE GLAZED FRONT DOOR

ENTRANCE HALL Wall mounted cupboard housing fuse board, wall mounted electric meter, door to reception room, door to hallway.

HALLWAY Radiator, door to reception room, stairs to first floor, under stairs storage housing gas meter, door to lean-to, door to kitchen.

RECEPTION ROOM 25' 6" into bay x 9' 10" into recess (7.77m x 3m) PVC double glazed bay window to front aspect, two radiators, two original ceiling rose, picture rail, feature fireplace with potential open fire, obscure glazed door to lean to.

LEAN TO Glazed door and window to garden, polycarbonate roof.

KITCHEN 10' 5" x 8' 8" (3.18m x 2.64m) PVC double glazed window to side aspect, range of wall and base units, roll top work surfaces, plumbing for washing machine and slimline dishwasher, space for gas cooker, stainless steel sink and drainer unit, space for fridge/freezer, tiled to principal areas, door to wet room.

WET ROOM 8' 11" x 6' 3" (2.72m x 1.91m) Obscure PVC double glazed window to side aspect, electric shower, radiator, pedestal mounted wash basin, low level WC, glazed window to rear aspect, tiled to principal areas, extractor, wall mounted electric heater.

FIRST FLOOR LANDING Obscure PVC double glazed window to side aspect, radiator, loft hatch, doors to all rooms.

BEDROOM ONE 13' into recess x 11' 7" (3.96m x 3.53m) PVC double glazed window to front aspect, radiator, built in storage cupboard.

BEDROOM TWO 11' x 9' 10" (3.35m x 3m) PVC double glazed window to rear aspect, radiator.

BEDROOM THREE 11' 8" max x 8' 8" (3.56m x 2.64m) PVC double glazed window to rear aspect, radiator, wall mounted combination boiler.

REAR GARDEN Mainly laid to paving.





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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	46 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.

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