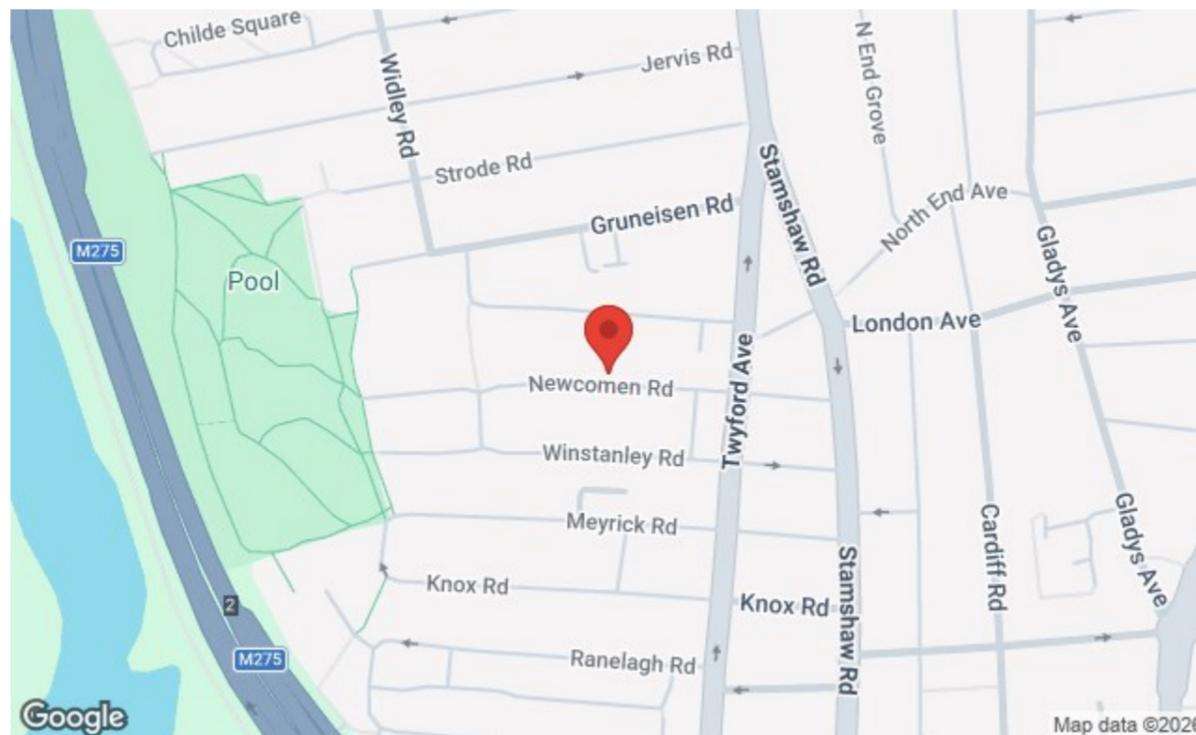


## Newcomen Road, Portsmouth, PO2

Approximate Area = 959 sq ft / 89 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichicom 2025. Produced for Bernard's Estate and Letting Agents Ltd. REF: 1380977



129 London Road, Portsmouth, Hampshire, PO2 9AA  
t: 02392 728090



# Offers In Excess Of £240,000

Newcomen Road, Portsmouth PO2 8LB



## HIGHLIGHTS

- ❖ THREE DOUBLE BEDROOMS
- ❖ MODERN FITTED KITCHEN
- ❖ OPEN PLAN LOUNGE/DINER
- ❖ THREE PIECE BATHROOM
- ❖ LOW MAINTENANCE GARDEN
- ❖ NEW DAMP PROOF COURSE
- ❖ NEUTRALLY DECORATED
- ❖ PERMIT PARKING ZONE
- ❖ IDEAL FIRST HOME
- ❖ NEARBY LOCAL AMENITIES

Situated in Newcomen Road, this spacious terraced house offers a delightful blend of modern living and comfort. With three generously sized double bedrooms, this property is perfect for families or those seeking extra space for guests or a home office.

As you enter, you are welcomed into an open plan lounge and dining room, creating a warm and inviting atmosphere ideal for both relaxation and entertaining. The modern fitted kitchen is a standout feature, equipped with contemporary appliances and ample storage, making it a joy for any home cook.

The property also boasts a well-appointed three-piece bathroom located conveniently on the ground floor, ensuring ease of access for all residents and visitors. Recent improvements include a brand new damp proofing course, providing peace of mind and enhancing the overall integrity of the home.

This terraced house is not just a place to live; it is a space where memories can be made. With its prime location in Portsmouth, you will find yourself close to local amenities, schools, and transport links, making it an ideal choice for those looking to enjoy the best of city living.

Call today to arrange a viewing

02392 728090

[www.bernardsestates.co.uk](http://www.bernardsestates.co.uk)



# PROPERTY INFORMATION

**LOUNGE/DINER**  
23'3" x 12'11" (7.10 x 3.94)

**KITCHEN**  
14'6" x 11'6" (4.42 x 3.52)

**BATHROOM**  
9'8" x 7'11" (2.95 x 2.43)

**BEDROOM ONE**  
12'7" x 10'1" (3.85 x 3.09)

**BEDROOM TWO**  
14'7" x 8'0" (4.47 x 2.46)

**BEDROOM THREE**  
12'9" x 7'1" (3.89 x 2.17)

**PORTSMOUTH COUNCIL TAX**  
The local authority is Portsmouth City Council.

**BAND : B** £1,696.27

**MORTGAGE ADVISOR**  
We offer financial services here at Bernard's. If you would like to review your current Agreement In Principle or are yet to source a lender, we have a number of experienced Financial Advisors who will be happy to help.

**OFFER CHECK PROCEDURE**  
If you are considering making an offer for this or any other property Bernard's Estate Agents are marketing, please make contact with your local office so we can verify/check your financial/Mortgage situation.

**CONVEYANCING**  
Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse"

style services can be very difficult to ignore but this is a route fraught with problems that we strongly urge you to avoid. A local, established and experienced conveyance will safeguard your interests and get the job done in a timely manner. Bernard's can recommend several local firms of solicitors who have the necessary local knowledge and will provide a personable service. Please ask a member of our sales team for further details.

**ANTI-MONEY LAUNDERING**  
Bernard's Estate agents have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you would like to make an offer on this property. Please note the AML check includes taking a copy of the two forms of identification for each purchaser. A proof of address and proof of name document is required. Please note we cannot put forward an offer without the AML check being completed



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92-100) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
84	66
EU Directive 2002/91/EC	
England & Wales	



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