



59  
Newcome Road

**£235,000**  
**61 Newcome Road**  
Portsmouth, PO1 5DR

## PROPERTY SUMMARY

Jeffries & Dibbens are delighted to offer for sale this two double bedroom, mid-terraced property located on Newcome Road in Fratton. Situated approximately half a mile from Fratton train station and within close proximity to local amenities, the property offers a range of appealing features. The accommodation comprises a spacious 22ft reception room, a 20ft fitted kitchen/dining room, an upstairs four piece bathroom and two double bedrooms. Additional benefits include double glazing throughout, gas central heating and a fully-enclosed rear garden. Contact our Portsmouth branch to arrange your internal viewing, open late! 02392 661 662





### **OBSCURE PVC DOUBLE GLAZED FRONT DOOR TO PORCH**

**PORCH** Cupboard housing gas and electric meters, obscure borrowed light window, door to reception.

**RECEPTION ROOM ONE** 22' 10" maximum x 13' 11" maximum (6.96m x 4.24m) PVC double glazed window to front aspect and to rear aspect, laminate flooring, radiators, door to hallway.

**HALLWAY** Radiator, laminate flooring, obscure PVC window to rear aspect, door to kitchen.

**KITCHEN/DINER** 20' 8" x 8' (6.3m x 2.44m) Obscure PVC double glazed window to side aspect, range of wall and base units, stainless steel splash back, range cooker, integral washing machine, stainless steel sink with mixer tap, tiled splash back, double radiator, space for fridge/freezer, integral dishwasher, PVC double glazed French doors to garden, hive heating system.

**FIRST FLOOR LANDING** Door to bedroom one, bedroom two and the bathroom, obscure PVC double glazed window to side aspect.

**BEDROOM ONE** 13' 1" x 11' (3.99m x 3.35m) PVC double glazed window to front aspect, double radiator.

**BEDROOM TWO** 11' 3" x 10' (3.43m x 3.05m) PVC double glazed window to rear aspect, radiator.

**BATHROOM** Obscure PVC double glazed window to rear aspect, pedestal wash basin, bath, radiator, close coupled WC, walk in shower cubicle, tiled flooring, tiled to principle area, built in storage housing wall mounted 'Valliant' boiler, extractor fan.

**GARDEN** 14ft' (4.27m) North facing, fully enclosed, mainly laid to patio, outside tap.





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	69 C	80 C
55-68	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.



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