



**£199,995**  
**170 New Road**  
Portsmouth, PO2 7RJ

## PROPERTY SUMMARY

ALLOCATED PARKING & NO CHAIN! Jeffries & Dibbens are delighted to offer for sale this two bedroom, terraced property in New Road, Buckland. Accommodation comprises a 17ft reception room, a 13ft fitted kitchen, two bedrooms and an upstairs family bathroom. Additional benefits include gas central heating, double glazing throughout, a shared garden and an allocated off road parking space. To appreciate all that is on offer, please contact Jeffries & Dibbens Portsmouth today! 02392 661 662





**OBSCURE PVC DOUBLE GLAZED FRONT DOOR TO HALLWAY**

**HALLWAY** Door to reception room one, stairs to first floor, radiator, laminate flooring.

**RECEPTION ROOM** 17' 2" x 10' 8" (5.23m x 3.25m) PVC double glazed window to front aspect, radiator, under stairs storage cupboard, door to kitchen.

**KITCHEN** 13' 10" x 6' 8" (4.22m x 2.03m) PVC double glazed window to rear aspect, radiator, 1 1/2 bowl stainless steel sink with mixer tap and drainer unit, space for dryer, plumbing for washing machine, space for fridge/freezer, gas hob, electric oven, overhead extractor fan, tiled splash back, laminate flooring.

**FIRST FLOOR LANDING** Door to bedroom one, two and the bathroom.

**BEDROOM ONE** 13' 11" x 9' 4" (4.24m x 2.84m) PVC double glazed window to rear aspect, radiator.

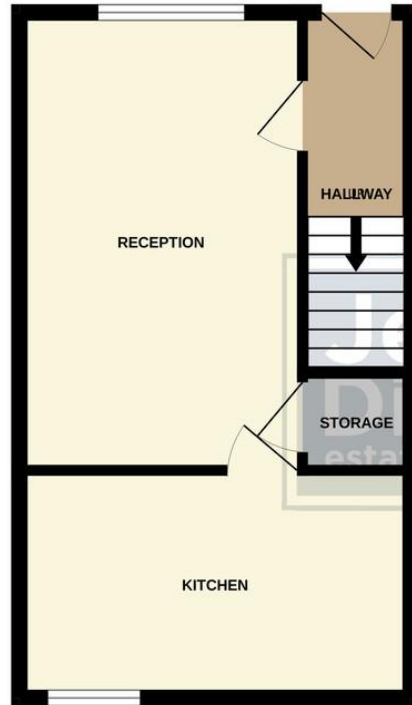
**BEDROOM TWO** 8' 11" x 7'6" maximum narrowing to' 6'10" (2.72m x 2.29m) PVC double glazed window to rear aspect, radiator.

**BATHROOM** Radiator, pedestal wash basin, close coupled WC, bath with electric power shower.

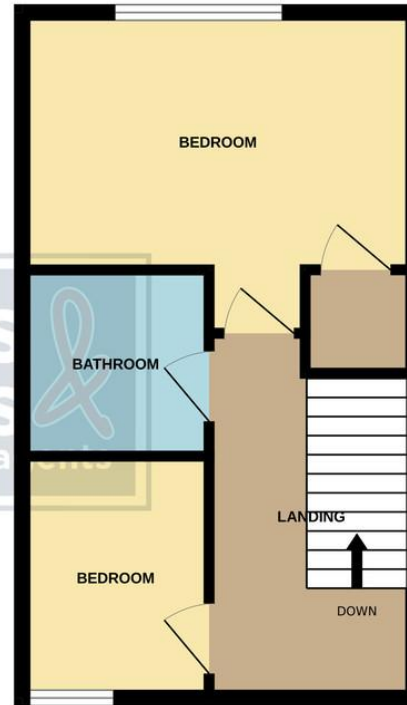
**OUTSIDE** Allocated Parking space



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		90 B
69-80	C	72 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.

**Jeffries  
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estate and letting agents

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