



**£205,000**  
**132 Newcomen Road**  
Portsmouth, PO2 8LB

## PROPERTY SUMMARY

NO FORWARD CHAIN! Jeffries & Dibbens are delighted to offer for sale this two double bedroom, terraced property in Newcomen Road, Stamshaw. Accommodation on offer comprises two reception rooms, a fitted kitchen, a conservatory and two double bedrooms. Additional benefits include gas central heating, double glazing throughout and a fully-enclosed, private garden. To appreciate all that is on offer, please contact Jeffries & Dibbens Portsmouth today! 02392 661 662





**OBSCURE HARD WOOD FRONT DOOR TO HALLWAY**

**HALLWAY** Door to reception room one and two, stairs to first floor, radiator, cupboard housing electric meters.

**RECEPTION ROOM ONE** 11' into bay x 10' 4" (3.35m x 3.15m) PVC double glazed bay window to front aspect, double radiator.

**RECEPTION ROOM TWO** 13' 8" x 10' 9" maximum (4.17m x 3.28m) PVC double glazed window to rear aspect, double radiator, wood flooring, under stairs cupboard housing gas meters, feature fireplace, door to kitchen.

**KITCHEN** 11' 1" x 7' 10" (3.38m x 2.39m) PVC Double glazed window to rear aspect, obscure PVC double glazed window to side aspect, obscure PVC double glazed back door to conservatory, range of wall and base units, roll top work surfaces, 1 1/2 bowl stainless steel sink with mixer tap and drainer unit, radiator, wall mounted 'Vaillant' combination boiler, integral electric oven, integral hob, tiled splash back, space for fridge/freezer, integral dishwasher, integral washing machine.

**CONSERVATORY** 9' 1" x 5' 2" (2.77m x 1.57m) PVC double glazed French doors to garden, polycarbonate roof.

**FIRST FLOOR LANDING** Doors to bedroom one and two and shower room, inspection hatch with pull down ladder.

**BEDROOM ONE** 13' 8" x 10' 4" (4.17m x 3.15m) PVC double glazed window to front aspect, double radiator, fitted cupboard, wood flooring.

**BEDROOM TWO** 12' 2" narrowing to 10' 7" x 7' 8" (3.91m x 2.34m) PVC double glazed window to rear aspect, double radiator.

**SHOWER ROOM** Obscure PVC double glazed window to rear aspect, close coupled WC, pedestal wash basin, walk in shower cubicle, radiator, tiled to principle area.

**GARDEN** 16ft' (4.88m) Fully enclosed, patio area, access to outbuilding.

**OUTBUILDING** 13' 6" x 6' 11" (4.11m x 2.11m) PVC double glazed French doors, PVC double glazed window.





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	79 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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