



£250,000
40 Newbolt Road
Paulsgrove, PO6 4JG

PROPERTY SUMMARY

Jeffries & Dibbens are thrilled to present this end of terrace family home with three bedrooms to the market! The downstairs offers a fitted kitchen, a spacious lounge room and a dining room area. Upstairs boasts three bedrooms, a modern shower room and a separate WC. Externally the property benefits from a large rear garden with side access that leads to the front of the property. We strongly urge all those who are interested to call our Portchester office to arrange your viewing now!





LOUNGE

13' 02" x 12' 07" (4.01m x 3.84m)

DINING ROOM

10' 02" x 8' 11" (3.1m x 2.72m)

KITCHEN

10' 02" x 9' 08" (3.1m x 2.95m)

WC

4' 04" x 2' 06" (1.32m x 0.76m)

BEDROOM 1

13' 02" x 11' 02" (4.01m x 3.4m)

BEDROOM 2

11' 02" x 10' 02" (3.4m x 3.1m)

BEDROOM 3

8' 04" x 8' 01" (2.54m x 2.46m)

SHOWER ROOM

7' 05" x 5' 01" (2.26m x 1.55m)

GARDEN

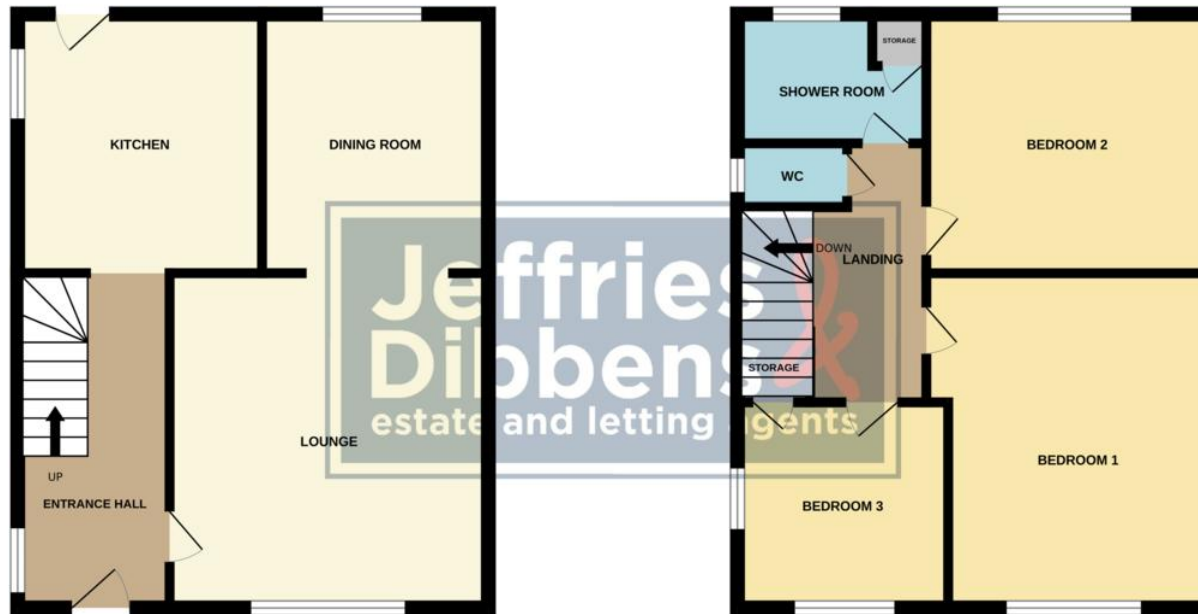
AGENTS NOTE

Please note that this property is a non-standard construction -
Laing Easi-Form.



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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	69	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

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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