Offers In Excess Of £240,000

Newcomen Road, Portsmouth PO2 8LB

bernards
THE ESTATE AGENTS

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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 on Newcomen Road, this spacious three-bedroom terraced home offers generous accommodation throughout and has benefited from a number of important upgrades, making it an ideal choice for families, first-time buyers or anyone looking for a ready-to-enjoy home.

The ground floor features a spacious open-plan lounge and dining room, creating a sociable and inviting space for both relaxing and entertaining. The modern fitted kitchen provides ample storage and workspace, while the ground-floor three-piece bathroom adds further convenience.

Upstairs, the property offers three generously sized bedrooms, providing plenty of flexibility for family living or those looking to create a home office.

The property has also benefited from **a full rewire and new consumer unit in 2023, along with a new boiler**, giving the new owner added peace of mind. More recently, a **damp proof course** has also been installed. Another fantastic benefit is **permit parking**, with the property also conveniently located close to local amenities, schools and transport links, making this a fantastic opportunity to secure a spacious home in a popular Portsmouth location.

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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.

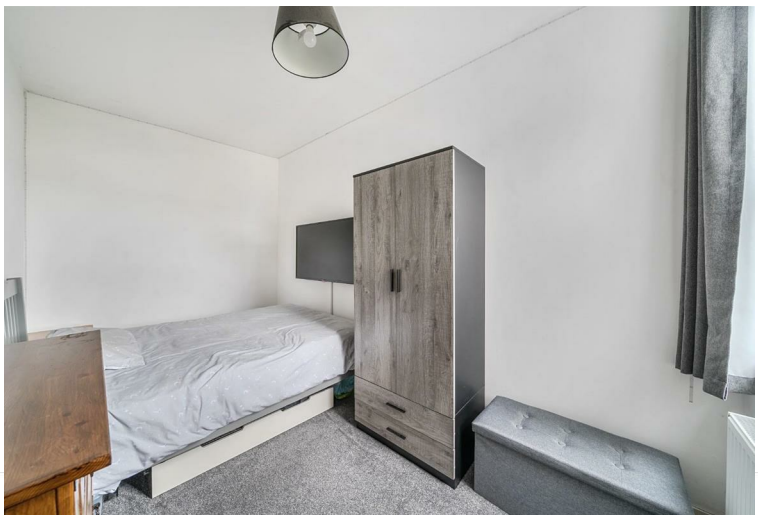
BAND : B £1,696.27

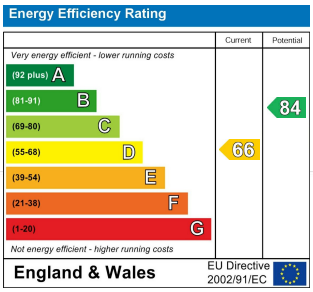
Mortgage Advisor
We offer financial services here at Bernards. If you would like to review your current Agreement In Principle or are yet to source a lender, we have a number of experienced Financial Advisors who will be happy to help.

Offer Check Procedure
If you are considering making an offer for this or any other property Bernards 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. Bernards 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
Bernards 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





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Newcomen Road, Portsmouth, PO2

Approximate Area = 959 sq ft / 89 sq m

For identification only - Not to scale

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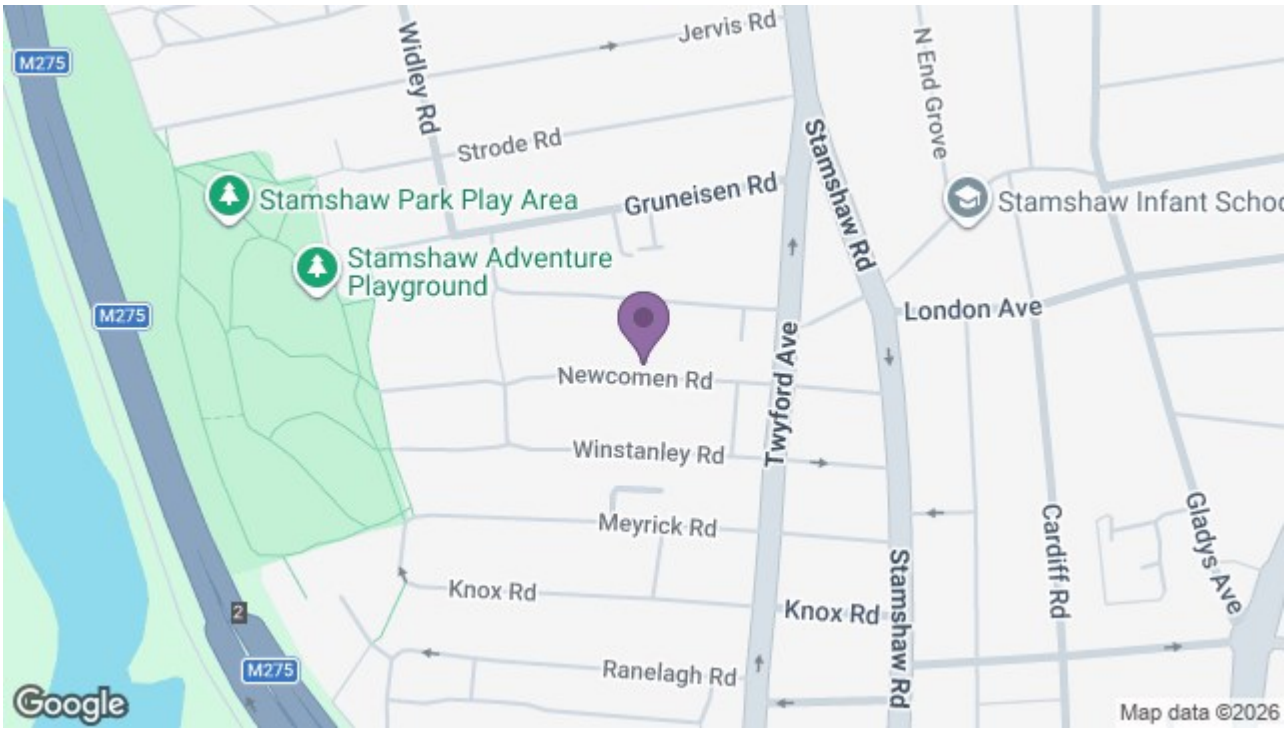

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