



**£210,000**  
**17 Newcomen Road**  
Portsmouth, PO2 8JY

## PROPERTY SUMMARY

NO FORWARD CHAIN! Jeffries & Dibbens are delighted to offer for sale this two double bedroom, end of terrace property located in Newcomen Road, Stamshaw. Accommodation comprises a 26ft reception room, a fitted kitchen, an upstairs bathroom and two double bedrooms. Additional benefits include gas central heating, double glazing throughout and a fully-enclosed, south facing garden. To appreciate all that is on offer, please contact Jeffries & Dibbens Portsmouth today! 02392 661662

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## OBSCURE PVC DOUBLE GLAZED FRONT DOOR

**RECEPTION ROOM** 28' 2" max x 11' 2" max (8.59m x 3.4m) PVC double glazed windows to front and rear aspect, two radiators, stairs to first floor, wall mounted heater, vertical radiator, open to kitchen.

**KITCHEN** 14' x 7' 7" (4.27m x 2.31m) PVC double glazed window to side aspect, range of wall and base units, wood block work surfaces, stainless steel sink with mixer tap and drainer unit, integral oven with induction hob, overhead glass extractor fan, space for fridge/freezer, plumbing for washing machine, stainless steel splash back, under counter cabinet lighting, spot lighting, PVC double glazed French Doors to garden.

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

**BEDROOM ONE** 11' 10" narrowing to 8'4" x 12' 4" (3.61m x 3.76m) PVC double glazed window to front aspect, radiator.

**BEDROOM TWO** 15' 8" max x 6' 4" max (4.78m x 1.93m) PVC double glazed window to rear aspect, double radiator, laminate flooring, wall mounted combination boiler.

**BATHROOM** Obscure PVC double glazed window to rear aspect, stainless steel heated towel rail, walk in shower cubicle, close coupled WC, pedestal wash basin, bath, tiled to principal areas, tiled flooring, extractor fan, spot lighting.

**REAR GARDEN** 21' (6.4m) South facing, fully enclosed, 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 operation 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

EPC TO FOLLOW

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.