



**£195,000**  
**61 Newcomen Road**  
Portsmouth, PO2 8JZ

63 NEWCOMEN ROAD

61

P Disabled badge holders only

## PROPERTY SUMMARY

NO FORWARD CHAIN! Jeffries & Dibbens are pleased to offer for sale this two bedroom, mid-terraced property located in Newcomen Road, Stamshaw. Well presented throughout, the accommodation comprises a 22ft open plan reception room, an 8ft fitted kitchen, a modern fitted bathroom, plus two bedrooms. Additional benefits include double glazing, gas central heating and south facing garden. The property also offers a utility/lean to. Contact our Portsmouth branch to arrange your viewing, open late! 02392 661 662





**OBSCURE PVC DOUBLE GLAZED FRONT DOOR TO:-**

**PORCH** Cupboard housing meters, door to:-

**RECEPTION ROOM** 22' 04" x 12' 0" (6.81m x 3.66m) PVC double glazed window to front aspect, PVC double glazed window to rear aspect, two radiators, feature fireplace with electric fire, stairs to first floor, under stairs storage cupboard, door to:-

**KITCHEN** 8' 10" x 7' 07" (2.69m x 2.31m) PVC double glazed window to side aspect, range of wall and base units, roll top work surfaces, integral electric oven with gas hob and extractor hood over, stainless steel sink and drainer unit with mixer tap, tiled to principle areas, dishwasher, doorway to:-

**LOBBY** Space for fridge/freezer, door to bathroom, PVC double glazed door to utility/lean-to.

**BATHROOM** 7' 03" x 6' 0" (2.21m x 1.83m) Obscure PVC double glazed window to rear aspect, close coupled WC, tiled enclosed bath with 'rainfall' style shower over, vanity unit, tiled to principle areas, chrome heated towel radiator, cupboard housing 'Worcester' combination boiler.

**UTILITY/LEAN-TO** PVC double glazed door to garden, roll top work surfaces, plumbing for washing machine.

**FIRST FLOOR LANDING** Doors to:-

**BEDROOM ONE** 12' 0" x 10' 11" (3.66m x 3.33m) PVC double glazed window to front aspect, radiator.

**BEDROOM TWO** 11' 0" x 8' 08" (3.35m x 2.64m) PVC double glazed window to rear aspect, radiator.

**GARDEN** 19' 0" x 13' 5" (5.79m x 4.09m) South facing, mainly laid to decking with decorative stones and artificial grass area, raised flower beds, storage shed with power and lighting, two additional storage sheds.





Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, chimneys and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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. Made with Metropix ©2020

**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		77 C
55-68	D	59 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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