

OFFERS OVER

**£180,000**

**177 Newcome Road**

Portsmouth, PO1 5DS



## PROPERTY SUMMARY

NO FORWARD CHAIN! This terraced house located Newcome Road, Fratton is available for sale with Jeffries & Dibbens of Portsmouth. In addition to the two double bedrooms, the first floor also offers a 12' fitted bathroom. The ground floor comprises two reception rooms and a 12' fitted kitchen. Further features include gas central heating, double glazing and a fully enclosed, rear garden. Arrange your internal inspection today! 023 92 661 662





#### **PVC DOUBLE GLAZED FRONT DOOR**

**INNER PORCH** Wall mounted gas and electric meter, accessible via inspection hatch, door to.

**RECEPTION ROOM ONE** 12' 1" x 10' 5" (3.68m x 3.18m) PVC double glazed window to front aspect, radiator, stairs to first floor, door to reception room two.

**RECEPTION ROOM TWO** 12' 1" x 11' (3.68m x 3.35m) PVC double glazed window to rear aspect, radiator, under stairs storage cupboard, feature fireplace with surround and hearth, door to kitchen.

**KITCHEN** 12' 11" x 7' 4" (3.94m x 2.24m) PVC double glazed window to side aspect, radiator, range of wall and base units, roll top work surfaces, stainless steel sink with mixer tap and drainer, fitted stainless steel electric oven, gas hob and extractor over, plumbing for washing machine, wall mounted combination boiler, tiled splash back, laminate wooden flooring.

**FIRST FLOOR LANDING** Loft access, doors to bedroom one and bedroom two.

**BEDROOM ONE** 12' 1" x 10' 5" (3.68m x 3.18m) PVC double glazed window to front aspect, double radiator, built in storage cupboard.

**BEDROOM TWO** 12' x 11' 1" (3.66m x 3.38m) PVC double glazed window to rear aspect, double radiator, built in storage cupboard, door to bathroom.

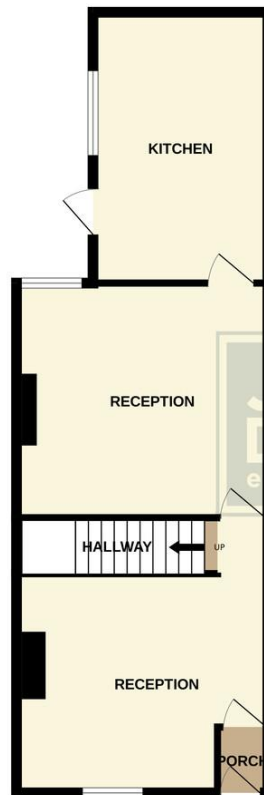
**BATHROOM** 12' 4" x 7' 4" (3.76m x 2.24m) Obscure PVC double glazed window to rear aspect, double radiator, three piece bathroom suite comprising panel enclosed bath and shower over, pedestal basin, close coupled WC, tiled to principal areas.

**REAR GARDEN** Fully enclosed, mainly laid to lawn, paved area, wooden shed, storage cupboard (formerly outside WC).





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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	66 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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Dibbensen**  
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