



PROPERTY SUMMARY

NO FORWARD CHAIN! Jeffries & Dibbens are delighted to offer for sale this three double bedroom, mid-terraced property located in Newcome Road, Fratton. The accommodation on offer comprises two reception rooms, an 11ft fitted kitchen, a downstairs bathroom, plus three double bedrooms. Additional benefits include double glazing, a lean-to, plus a south facing rear garden. Contact our Portsmouth branch to arrange your viewing, open late! 02392 661 662

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OBSCURE HARDWOOD FRONT DOOR

HALLWAY Door to reception room one, door to reception room two.

RECEPTION ROOM ONE 10' 10" into recess x 9' 11" (3.3m x 3.02m) PVC double glazed window to front aspect, built in cupboard housing meters, feature fireplace with gas fire.

RECEPTION ROOM TWO 13' 2" x 10' 11" into recess (4.01m x 3.33m) PVC double glazed window to rear aspect, feature fireplace with gas fire, built in storage cupboard, door to.

LOBBY Stairs to first floor, under stairs storage cupboard, door to lean-to, sliding door to kitchen.

LEAN-TO 9' 2" x 3' 11" (2.79m x 1.19m) Two PVC double glazed windows to side aspect, PVC double glazed door to garden, tiled flooring, space for tumble dryer, polycarbonate roof.

KITCHEN 11' 7" x 8' 1" (3.53m x 2.46m) PVC double glazed window to side aspect, range of wall and base units, roll top work surfaces, space for gas cooker with extractor hood over, 1 1/2 stainless steel sink and drainer unit with mixer tap, plumbing for washing machine, space for fridge/freezer, breakfast bar, tiled to principal areas, tiled flooring, wall mounted boiler, folding door to.

BATHROOM 8' 5" x 6' 5" (2.57m x 1.96m) Obscure PVC double glazed windows to rear aspect, obscure PVC double glazed window to side aspect, panel enclosed bath with electric shower unit over, vanity unit, low level WC with concealed cistern, tiled to principal areas, tiled flooring, wall mounted gas heater.

FIRST FLOOR LANDING PVC double glazed window to side aspect, loft hatch, doors to.

BEDROOM ONE 13' 2" x 10' 9" into recess (4.01m x 3.28m) PVC double glazed window to front aspect.

BEDROOM TWO 10' 10" into recess x 9' 11" (3.3m x 3.02m) PVC double glazed window to rear aspect, built in storage cupboard, built in wardrobe.

BEDROOM THREE 10' 5" x 8' 1" (3.18m x 2.46m) PVC double glazed window to rear aspect.

REAR GARDEN 16' 9" x 13' 8" (5.11m x 4.17m) Mainly laid to concrete, storage shed, outside tap, south facing.



GROUND FLOOR

1ST FLOOR



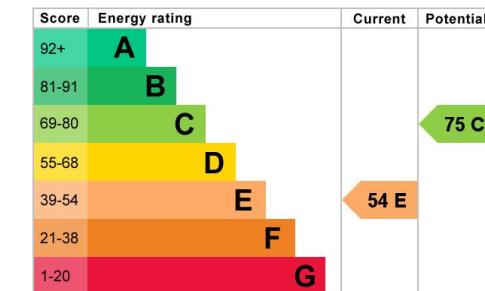
Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and other items are approximate and may be subject to any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and equipment 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



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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