



£219,995
91 Newcome Road
Portsmouth, PO1 5DR

PROPERTY SUMMARY

NO FORWARD CHAIN & THREE DOUBLE BEDROOMS! Jeffries & Dibbens are delighted to be chosen to offer for sale this three bedroom, terraced property located in Newcome Road, Fratton. Ground floor accommodation comprises two reception rooms, a fitted kitchen, conservatory and a downstairs bathroom. The first floor consists of three double bedrooms. Other benefits include gas central heating, double glazing throughout and a fully-enclosed, private garden with rear pedestrian access. To appreciate all that is on offer, please contact Jeffries & Dibbens Portsmouth. 02392 661 662





OBSCURE PVC DOUBLE GLAZED FRONT DOOR

HALLWAY Doors to reception room one, two, kitchen and conservatory, stairs to first floor, double radiator, cupboard housing gas and electric meters, under stairs cupboard space.

RECEPTION ROOM ONE 11' into recess x 10' 2" (3.35m x 3.1m) PVC double glazed window to front aspect, double radiator.

RECEPTION ROOM TWO 10' 11" into recess x 10' 2" (3.33m x 3.1m) PVC double glazed window to rear aspect, radiator.

KITCHEN 10' 8" x 8' 5" (3.25m x 2.57m) 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 unit, wall mounted 'Vaillant' combination boiler, gas cooker point, plumbing for washing machine, space for fridge/freezer, door to lobby, radiator, extractor fan, tiled to principle areas.

LOBBY PVC double glazed back door to garden, door to bathroom, tiled flooring.

BATHROOM Obscure PVC double glazed window to rear aspect, close coupled WC, pedestal wash basin, double radiator, tiled flooring, bath with rainfall shower

CONSERVATORY 7' 2" x 3' 2" (2.18m x 0.97m) Storage

FIRST FLOOR LANDING Door to bedroom one, two and three, PVC double glazed window to side aspect.

BEDROOM ONE 13' 6" x 10' 11" (4.11m x 3.33m) PVC double glazed window to front aspect, double radiator, fitted storage cupboard.

BEDROOM TWO 10' 2" x 9' 6" (3.1m x 2.9m) PVC double glazed window to rear aspect, double radiator, fitted storage cupboard.

BEDROOM THREE 10' 8" max x 8' 6" (3.25m x 2.59m) PVC double glazed window to rear aspect and to side aspect, radiator, storage cupboard.

GARDEN 14ft' (4.27m) Rear pedestrian access, fully enclosed.



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		83 B
69-80	C		
55-68	D	64 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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