



£235,000
170 Newcome Road
Portsmouth, PO1 5DX

PROPERTY SUMMARY

NO FORWARD CHAIN! Jeffries & Dibbens are delighted to offer for sale this superbly presented three-bedroom property located in Newcome Road, Fratton. The accommodation comprises a reception room, a modern fitted kitchen/diner, and a bathroom on the ground floor. The first floor consists of three double bedrooms. Additional benefits include gas central heating, double glazing, and a fully enclosed, south-facing garden. To appreciate all that is on offer, please contact Jeffries & Dibbens Portsmouth today on 02392 661 662.





COMPOSITE FRONT DOOR

RECEPTION ROOM ONE 12' 1" x 10' 8" (3.68m x 3.25m) PVC double glazed window to front aspect, double radiator, laminate flooring, cupboard housing gas and electric meters, stairs to first floor, open to reception room two.

RECEPTION ROOM TWO 12' 1" x 10' 8" (3.68m x 3.25m) PVC back door to garden, double radiator, laminate flooring, open to kitchen.

KITCHEN 7' 3" x 6' 3" (2.21m x 1.91m) PVC double glazed window to side aspect, range of wall and base units, roll top work surfaces, integral electric oven, fitted gas hob, stainless steel overhead extractor fan, 1 1/2 owl stainless steel sink with mixer tap and drainer unit, tiled flooring, plumbing for washing machine, door to bathroom.

BATHROOM Obscure PVC double glazed window to rear aspect, radiator, close couple WC, pedestal wash basin, tiled to principle area, panelled enclosed bath with shower attachment, tiled to principle area, tiled flooring.

FIRST FLOOR LANDING Door to bedroom one, bedroom two and bedroom three, inspection hatch.

BEDROOM ONE 12' 2" x 10' 7" (3.71m x 3.23m) PVC double glazed window to front aspect, radiator, feature fireplace.

BEDROOM TWO 12' 3" x 7' 3" (3.73m x 2.21m) PVC double glazed window to rear aspect, double radiator.

BEDROOM THREE 10' 10" x 8' 9" (3.3m x 2.67m) PVC double glazed window to rear aspect, double radiator.

GARDEN 19' 10" (6.05m) south facing, fully enclosed, outside tap, outhouse.

OUTHOUSE Wall mounted 'Glowworm' combination boiler.





Jeffries & Dibbens
estate and letting agents

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	69 C	
55-68	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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