

£269,995

11 Newney Close

Portsmouth, PO2 0UH

PROPERTY SUMMARY

NO FORWARD CHAIN & GARAGE! Jeffries & Dibbens are delighted to offer for sale this three bedroom, terraced residence located in the quiet cul-de-sac location of Newney Close, Gatcombe Park. With potential for modernisation, this property offers a selection of benefits. Accommodation comprises an open-plan 16ft reception room that opens onto a dining room, a 20ft fitted kitchen and a downstairs W.C. The first floor consists of three bedrooms and a fitted bathroom. Additional benefits include majority double glazing and a fully-enclosed garden with rear pedestrian access and a 16ft garage. To appreciate all that is on offer, please contact Jeffries & Dibbens Portsmouth today! 02392 661662





OBSCURE HARD WOOD FRONT DOOR

LOBBY Door to WC, obscure door to reception room one, borrowed light window.

WC Obscure PVC double glazed window to front aspect, floating wash basin, close coupled W.C, tiled to principle areas.

RECEPTION ROOM ONE 16'3" narrowing to 13'6" x 12' (5.21m x 3.66m) PVC double glazed bay window to front aspect, stairs to first floor, open to dining room, feature fireplace, under stairs cupboard.

RECEPTION ROOM TWO 11' 2" x 8' (3.4m x 2.44m) Door to garden, windows to rear aspect, serving hatch.

KITCHEN 20' 6" x 7' 9" maximum (6.25m x 2.36m) PVC double glazed window to rear aspect, 1 1/2 bowl stainless steel sink with mixer tap and drainer unit, tiled flooring, range of wall and base units, breakfast bar, space for fridge/freezer, plumbing for washing machine, tiled to principle areas, cupboard housing warm air heating system, integral oven, integral microwave.

FIRST FLOOR LANDING Doors to bedroom one, two, three and bathroom, inspection hatch, cupboard housing immersion tank.

BEDROOM ONE 10'4" narrowing to 9'4" x 9' 11" plus wardrobe depth (3.28m x 3.02m) PVC double glazed window to front aspect, fitted wardrobes.

BEDROOM TWO 10' 3" plus cupboard depth x 9' 2" (3.12m x 2.79m) PVC double glazed window to rear aspect, fitted storage cupboard.

BEDROOM THREE 7' 3" x 6' 11" (2.21m x 2.11m) PVC double glazed window to rear aspect.

BATHROOM Obscure PVC double glazed window to front aspect, vanity unit, concealed cistern WC, tiled to principle areas, bath, electric power shower, extractor fan.

GARDEN 34' (10.36m x 0m) Rear pedestrian access, mainly laid to patio, shingle area, outside tap, fully enclosed, east facing.

GARAGE 16' 2" x 8' 2" (4.93m x 2.49m) Up and over door.



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 C

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 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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