



Jeffries & Dibbens
FOR SALE
023 2066 145
www.jd.co.uk

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£229,995
89 Newcome Road
Portsmouth, PO1 5DR



PROPERTY SUMMARY

NO FORWARD CHAIN!!! 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 bedrooms and an additional W.C. 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 Laminate flooring, doors to:-

RECEPTION ROOM ONE 11' 1" x 9' 7" (3.38m x 2.92m) PVC double glazed window to front aspect, double radiator.

RECEPTION ROOM TWO 12' 8" x 11' 1" (3.86m x 3.38m) PVC double glazed window to rear aspect, radiator, laminate flooring, door to hallway.

INNER HALLWAY Radiator, stairs to first floor, door to conservatory, under stairs storage cupboard, door to kitchen.

KITCHEN 10' 7" x 8' (3.23m x 2.44m) PVC double glazed window to side aspect, range of wall and base units, roll top work surfaces, sink with mixer tap and drainer unit, wall mounted 'Ideal' combination boiler, plumbing for washing machine, gas cooker point, tiled to principal areas, lino flooring, space for under counter fridge, open to lobby.

LOBBY Obscure PVC double glazed back door to garden, door to bathroom.

BATHROOM 9' 1" narrowing to 5' 1" x 8' (2.77m x 2.44m) Obscure PVC double glazed windows to rear and side aspect, heated towel radiator, pedestal mounted wash basin, close coupled WC, panelled bath with overhead shower, tiling to principal areas, extractor fan.

FIRST FLOOR LANDING PVC double glazed window to side aspect, doors to:-

BEDROOM ONE 12' 8" x 11' 2" (3.86m x 3.4m) PVC double glazed window to front aspect, radiator, built in storage.

BEDROOM TWO 11' x 9' 7" (3.35m x 2.92m) PVC double glazed window to rear aspect, radiator, built in storage.

BEDROOM THREE 8' x 8' 3" (2.44m x 2.51m) PVC double glazed window to rear aspect, radiator.

WC Obscure PVC double glazed window to side aspect, close coupled WC, wash basin, tiled to principal areas.

REAR GARDEN 17' (5.18m) approx. Rear pedestrian access, mainly laid to paving, raised paved area.





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 | | 84 B |
| 69-80 | C | | |
| 55-68 | D | 63 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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