



FOR SALE

Guide Price £225,000

140 Newcome Road, Fratton,
Portsmouth, PO1 5DX.

Tenure: Freehold

ESTATE  AGENTS

**LAWSON
ROSE**

PROPERTY DESCRIPTION

This traditional two-bedroom terraced home has been tastefully updated and modernised in recent years, resulting in a beautifully presented property finished to a high standard throughout. Combining character and charm with stylish contemporary touches, the home would make an excellent purchase for a first-time buyer, professional couple or buy-to-let investor alike. Internally, the accommodation is both bright and well-balanced. To the front of the property is an attractive dining room, tastefully decorated and providing a welcoming reception space, whilst to the rear there is a separate cosy lounge, ideal for relaxing and unwinding. Completing the ground floor is a contemporary fitted kitchen, thoughtfully designed with modern units and ample worktop space, whilst also providing direct access out to the rear garden. The first floor continues to impress, offering two well-proportioned bedrooms, with the principal bedroom benefitting from a stylish modern en-suite shower room. In addition, there is a separate beautifully fitted family bathroom suite, finished with contemporary tiling and featuring a walk-in shower, further enhancing the home's modern appeal. Externally, the rear garden has been designed with low maintenance in mind and enjoys a desirable southerly aspect, making it an ideal outdoor space to enjoy throughout the day. Beautifully presented throughout and ready to move straight into, this charming home offers a fantastic opportunity for buyers looking for a property with both character and modern convenience. An early internal inspection is highly recommended to fully appreciate everything the home has to offer.

Material Information:

- Construction: Brick Built
- Electricity Supply: Alternating Current
- Heating: Gas Central Heating
- Water Supply: Mains Water Supply
- Sewage: Mains Sewage
- Broadband: Standard, Superfast Fibre and Gfast Fibre are available.
- Mobile: Ofcom Checker shows EE, Three, O2 and Vodafone all have voice and data availability in this area.
- Permit Parking: 1st permit is £30, 2nd permit is £120 and 3rd permit (where available) is £300.
- Council Tax: Portsmouth City Council – Band B
- Flood Risk – Low Risk (Stated on the Gov.uk portal)



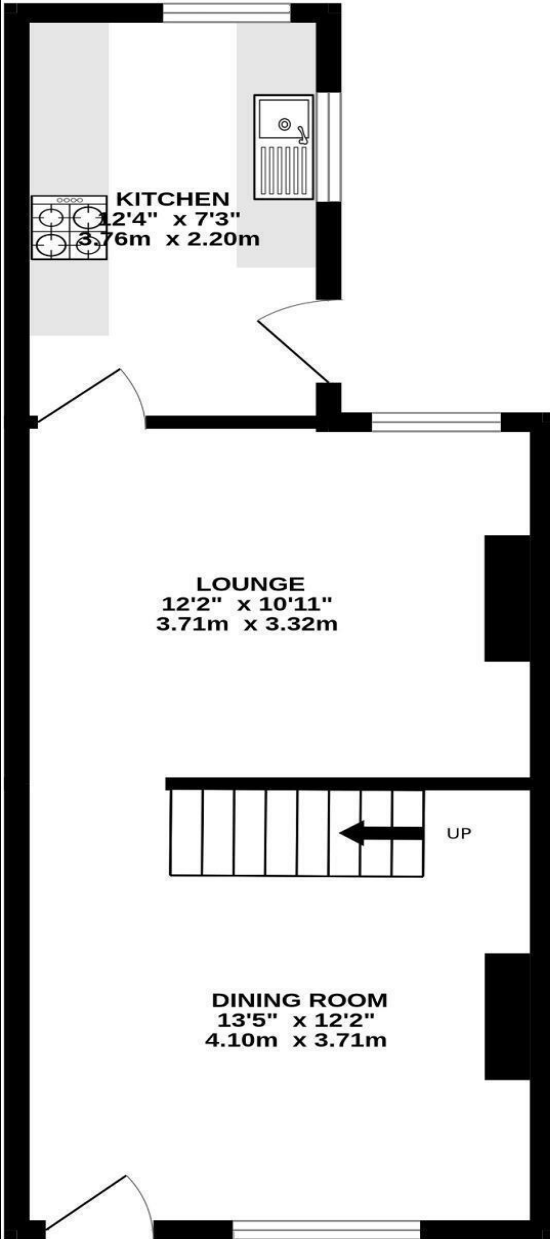
02392 367 779 - contactus@lawsonrose.com

131 Winter Road, Southsea, P04 8DS

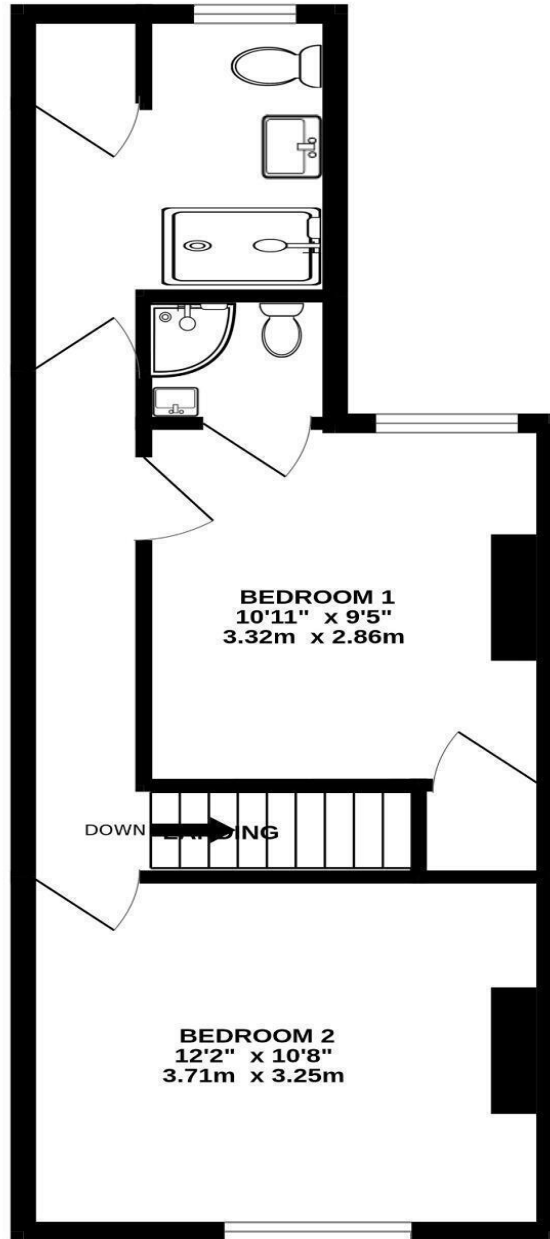




GROUND FLOOR
377 sq.ft. (35.0 sq.m.) approx.



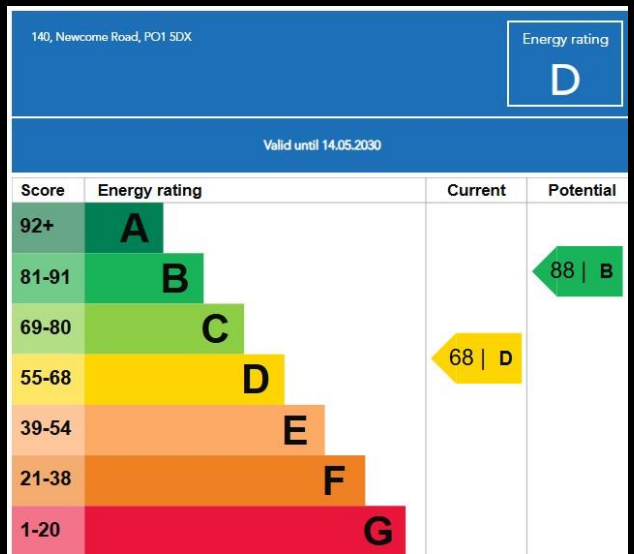
1ST FLOOR
377 sq.ft. (35.0 sq.m.) approx.



TOTAL FLOOR AREA : 754 sq.ft. (70.1 sq.m.) approx.

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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Please note that none of the services or appliances have been tested by Lawson Rose Estate Agents.