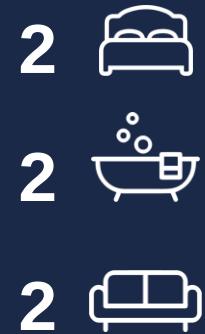


£200,000
74 Newcomen Road
Portsmouth, PO2 8LB

PROPERTY SUMMARY

NO FORWARD CHAIN! Jeffries & Dibbens are pleased to offer for sale this two bedroom, mid-terraced property located in Newcomen Road, Stamshaw. The accommodation on the ground floor comprises two reception rooms, a 10ft fitted kitchen, a WC and a lean-to. First floor accommodation offers two double bedrooms, a fitted family bathroom, plus an additional shower room which was previously arranged as a bedroom. Additional benefits include double glazing, gas central heating and a 21ft rear garden. Contact our Portsmouth branch to arrange your viewing, open late! 02392 661 662





OBSCURE PVC DOUBLE GLAZED FRONT DOOR

HALL Radiator, wall mounted electric meter & consumer unit, stairs to first floor, door to reception room one, door to reception room two.

RECEPTION ROOM ONE 10' 02" x 9' 11" (3.1m x 3.02m) PVC double glazed window to front aspect, radiator, feature fireplace, picture rail.

RECEPTION ROOM TWO 13' 03" x 9' 11" (4.04m x 3.02m) PVC double glazed window to rear aspect, radiator, feature fireplace, under stairs storage cupboard, door to:-

KITCHEN 10' 11" x 8' 09" (3.33m x 2.67m) PVC double glazed window to side aspect, obscure PVC double glazed door to lean-to, range of base level units, roll top work surfaces, one and a half bowl stainless steel sink and drainer unit with mixer tap over, space for gas cooker, space for fridge/freezer, plumbing for washing machine, tiling to principal areas, door to rear lobby.

REAR LOBBY Tiled floor, extractor, door to:-

WC Obscure PVC double glazed window to rear aspect, close coupled WC, wall mounted wash basin, tiled floor.

LEAN-TO 13' 09" x 3' 11" (4.19m x 1.19m) PVC double glazed window to rear aspect, obscure PVC double glazed door to garden, outside tap.

FIRST FLOOR LANDING Radiator, loft hatch, doors to all rooms.

BEDROOM ONE 13' 08" x 10' 0" (4.17m x 3.05m) Two PVC double glazed windows to front aspect, radiator, picture rail, built-in storage cupboard.

BEDROOM TWO 10' 03" x 10' 01" (3.12m x 3.07m) PVC double glazed window to rear aspect, radiator, built-in storage cupboard.

BATHROOM Obscure PVC double glazed window to side aspect, close coupled WC, pedestal mounted wash basin, panelled bath, radiator, tiled walls.

SHOWER ROOM 8' 09" x 8' 03" (2.67m x 2.51m) Previously arranged as a bedroom. PVC double glazed window to rear aspect, radiator, walk-in shower cubicle with mains powered shower over, wall mounted 'Ideal' combination boiler.

GARDEN 21' 10" x 13' 10" (6.65m x 4.22m) Mainly laid to paving with flower & shrub borders, wooden storage shed.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plots, sections, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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. Made with Mapogen 12/2018

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		81 B
69-80	C	75 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.

**Jeffries
Dibbens &**
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