



120 Newcome Road, Portsmouth, PO1 5DX

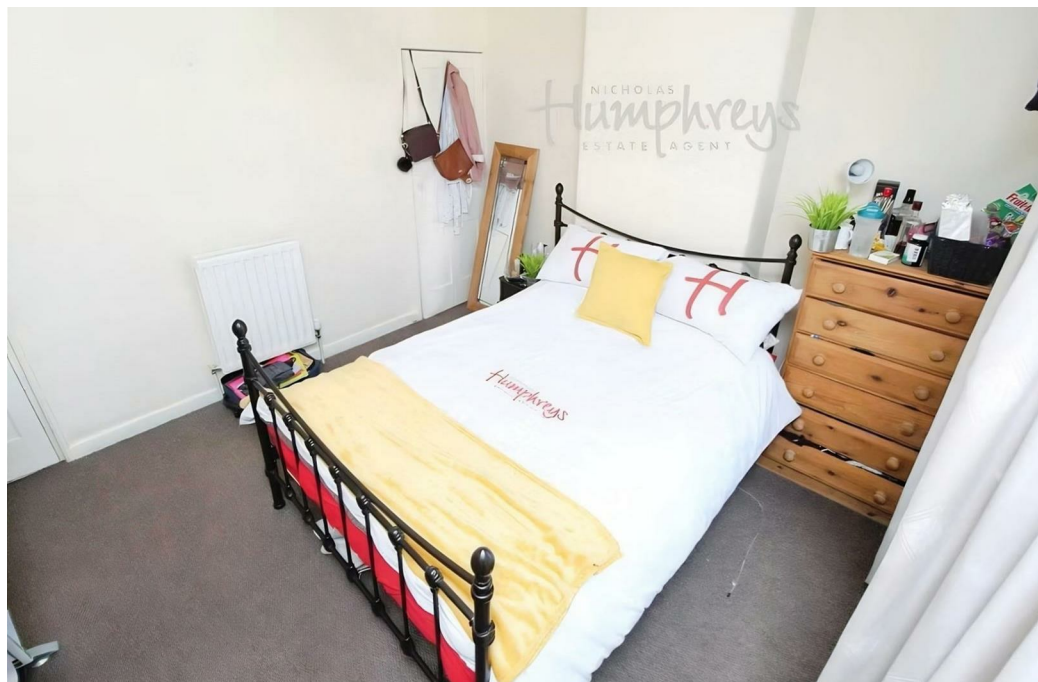
£1,300 Per Month Deposit £1,500

- Three-bedroom terraced family home
- Close to Fratton mainline station
- Access to parks and green spaces
- Council Tax band B
- Good overall internal condition
- Excellent local shops and cafes
- Good links to Southampton and London
- Practical, well-arranged layout
- Near primary and secondary schools
- EPC rating C, energy efficient

120 Newcome Road, Portsmouth PO1 5DX

A well-presented three-bedroom terraced house to let in Portsmouth, offering a practical layout with one reception room, kitchen and bathroom, good transport links via Fratton Station, easy access to local amenities, schools and parks, and an EPC rating of C in Council Tax band B.

 3  1  1  C Council Tax Band: B



Property Details

Property Discription

This three-bedroom terraced house is available to let in Portsmouth and is presented in good condition. The property offers a practical layout, including one reception room, one kitchen and one bathroom, making it suitable for a range of tenants seeking well-arranged accommodation.

Situated in Portsmouth, the house benefits from access to a wide selection of local amenities. Nearby you will find local shops, supermarkets and cafés, particularly around the Fratton and central Portsmouth areas, offering day-to-day convenience. Portsmouth also provides a choice of primary and secondary schools within easy reach, as well as further education at institutions such as Portsmouth College and the University of Portsmouth.

For green space, residents can enjoy nearby parks including Kingston Park and larger open

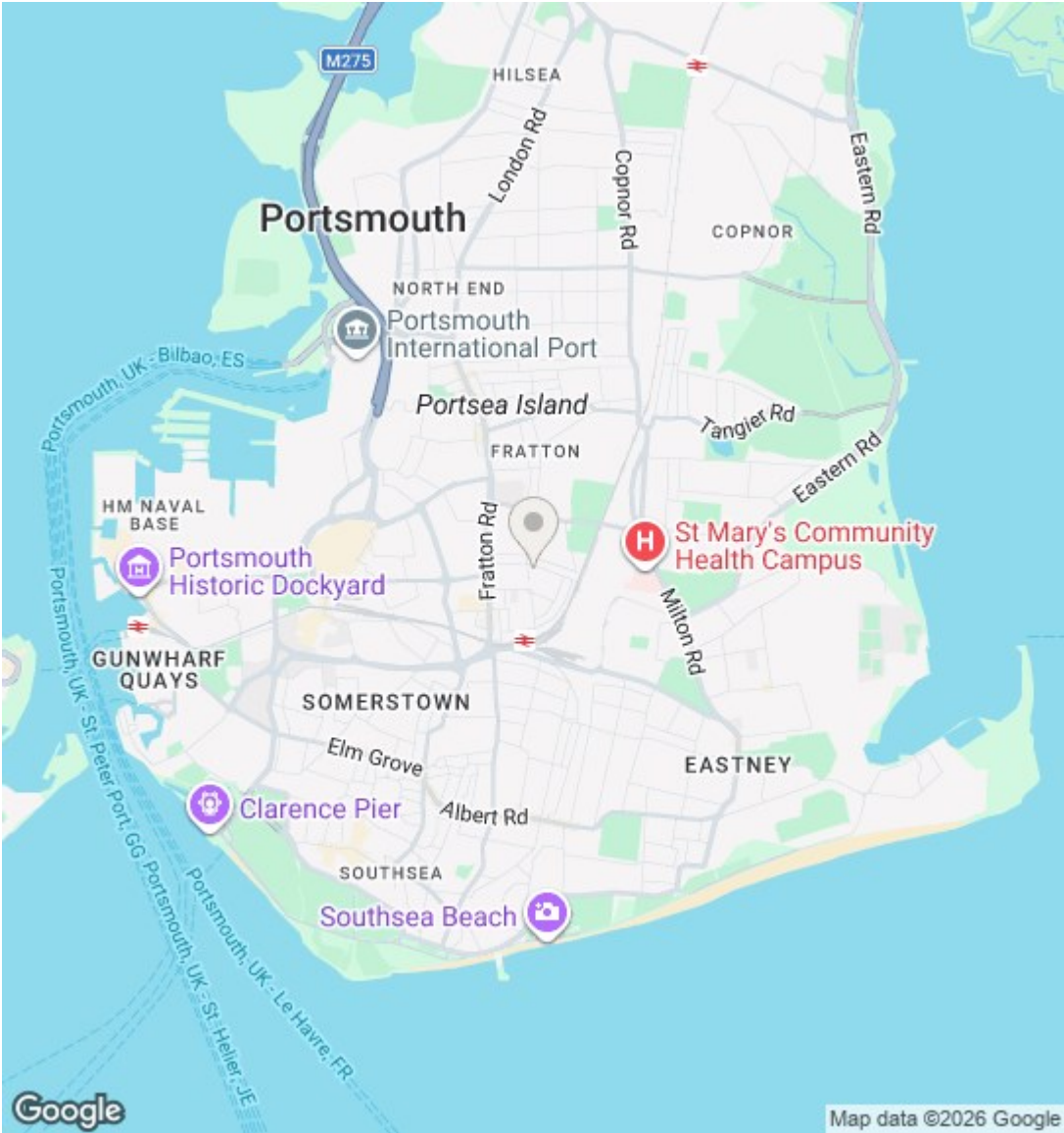
areas such as Milton Park and Southsea Common a little further afield, ideal for walking, recreation and leisure time.

Public transport connections are a key advantage. Fratton Station is the closest mainline station, providing regular services to Portsmouth & Southsea and Portsmouth Harbour, as well as direct routes to Southampton, Brighton and London Waterloo. Typical journey times are around 10 minutes to Portsmouth Harbour, under 30 minutes to Southampton and approximately 1 hour 30 minutes to London Waterloo. Local bus services operate throughout the area, linking residential streets with the city centre, Gunwharf Quays and Southsea seafront.

The property has an EPC rating of C and falls within Council Tax band B. This three-bedroom terraced house to let represents a practical rental opportunity in a well-connected Portsmouth location.



Area Map



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Viewings

Viewings by arrangement only.
Call 01202 88 90 88 to make an appointment.