



£219,995
83 Newcome Road
Portsmouth, PO1 5DR

PROPERTY SUMMARY

Jeffries & Dibbens are delighted to offer for sale this three bedroom, terraced property located in Newcome Road, Fratton. Accommodation comprises a 22ft reception room, a fitted kitchen and a downstairs bathroom. The first floor consists of three bedrooms. Additional 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 on 02392 661 662





OBSCURE COMPOSITE FRONT DOOR TO PORCH

PORCH Door to reception

RECEPTION ROOM 22' 3" x 13' (6.78m x 3.96m) PVC double glazed window to front aspect and to rear aspect, laminate flooring, double radiator X2, feature fireplace, electric heater, door to hallway.

HALLWAY Stairs to first floor, obscure PVC double glazed barn doors to garden, under stairs storage housing space for dryer, open to kitchen.

KITCHEN 9' 10" x 8' 4" (3m x 2.54m) PVC double glazed window to side aspect, range of wall and base units, roll top work surface, space for fridge/freezer, space for cooker, plumbing for washing machine, tiled to principle areas, sink with mixer tap and drainer unit, door to bathroom.

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

FIRST FLOOR LANDING Door to bedroom one, two and three, PVC double glazed window to side aspect.

BEDROOM ONE 13' x 10' 11" (3.96m x 3.33m) PVC double glazed window to front aspect, radiator.

BEDROOM TWO 11' 2" x 9' 10" (3.4m x 3m) PVC double glazed window to rear aspect, radiator.

BEDROOM THREE 10' 8" max x 8' 3" max (3.25m x 2.51m) PVC double glazed window to rear aspect, radiator, fitted cupboard.

GARDEN 16' 8" (5.08m) Fully enclosed, mainly patio, rear pedestrian access, outhouse, flower and shrub borders.





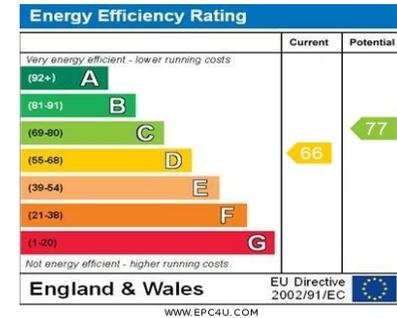
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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



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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