

£237,500

167 Newcome Road

Portsmouth, PO1 5DS

PROPERTY SUMMARY

Jeffries & Dibbens are delighted to offer for sale this three bedroom, terraced property, located in Newcome Road, Fratton. Accommodation on offer comprises two reception rooms, a modern-fitted kitchen, three bedrooms and an upstairs modern-fitted family bathroom. Additional benefits include gas central heating, double glazing throughout and a fully-enclosed, private rear garden. To appreciate all that is on offer, please contact Jeffries & Dibbens Portsmouth to arrange an internal viewing! 02392 661 662

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OBSCURE PVC DOUBLE GLAZED FRONT DOOR TO PORCH

PORCH Door to reception room one.

RECEPTION ROOM ONE 12' 10" maximum x 10' 5" maximum (3.91m x 3.18m) PVC double glazed window to front aspect, double radiator, laminate flooring, under stairs cupboard, open to reception room two.

RECEPTION ROOM TWO 12' 11" x 10' 11" (3.94m x 3.33m) PVC double glazed window to rear aspect, laminate flooring, stairs to first floor, double radiator, feature fireplace, open to kitchen.

KITCHEN 11' 7" x 7' 5" (3.53m x 2.26m) Obscure PVC double glazed back door to garden, PVC double glazed window to side aspect, laminate flooring, range of wall and base units, wood block work surfaces, plumbing for washing machine, stainless steel sink with adjusted mixer tap and drainer unit, induction hob, fitted electric oven, spotlight, wall mounted Alpha combination boiler, tiled splash back, overhead stainless steel extractor fan with glass hood, plumbing for dishwasher, space for fridge/freezer.

FIRST FLOOR LANDING Door to bedroom one, bedroom two, bedroom three and the bathroom.

BEDROOM ONE 12' 2" x 10' 6" (3.71m x 3.2m) PVC double glazed window to front aspect, radiator.

BEDROOM TWO 12'3" narrowing to 11'7" x 7' 5" (3.94m x 2.26m) PVC double glazed window to rear aspect, radiator.

BEDROOM THREE 5' 8" x 9'2" narrowing to' 8'2" (1.73m x 2.95m) PVC double glazed window to rear aspect, radiator.

BATHROOM Vanity unit, tiled to principle areas, bath with shower attachment heated towel rail, close coupled WC, extractor fan, spot lighting.

GARDEN 19' 11" (6.07m) North facing, fully enclosed, artificial grass, patio, outside tap, door to storage.

SHED 7' 11" maximum x 5' 3" maximum (2.41m x 1.6m)



167 NEWCOME ROAD

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

EPC TO FOLLOW

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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