

Jeffries & Dibbens
FOR SALE
013 234 1642

P
2 Hours
Monday to Friday
10.00am to 6.00pm
GAA Lane Parking
Exempt

£227,000
184 Newcome Road
Portsmouth, PO1 5DX

PROPERTY SUMMARY

WELL PRESENTED THROUGHOUT! This two bedroom, terraced property in Newcome Road, Fratton is offered for sale by Jeffries & Dibbens. Accommodation comprises a 24ft reception room, modern-fitted kitchen, with two bedrooms and a family bathroom to the first floor. Added benefits include gas central heating, double glazing throughout and a fully-enclosed, south-facing garden. To appreciate all that is on offer, please contact our Portsmouth office to arrange an internal viewing! 02392 661 662





**OBSCURE PVC DOUBLE GLAZED COMPOSITE FRONT DOOR
LEADING TO PORCH**

PORCH Cupboard housing mains, door to reception room.

RECEPTION ROOM ONE 24' 4" x 12' 12" (7.42m x 3.96m) PVC double glazed windows to front and rear aspect, stairs to first floor, two double radiators, feature fireplace with quartz surround and hearth, under stairs cupboard, wood effect herringbone flooring, door to kitchen.

KITCHEN 12' 5" x 7' 4" (3.78m x 2.24m) Obscure double glazed back door to garden, PVC double glazed window to rear aspect, range of wall and base units, wood effect square edge work surfaces, stainless steel sink and drainer unit with mixer tap, wall mounted 'ideal' combination boiler, electric hob and fan oven, integral fridge/freezer, integral dishwasher and washing machine, wood effect herringbone flooring, floor to ceiling radiator.

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

BEDROOM ONE 12' 8" x 12' 2" (3.86m x 3.71m) PVC double glazed window to front aspect, radiator, laminate flooring.

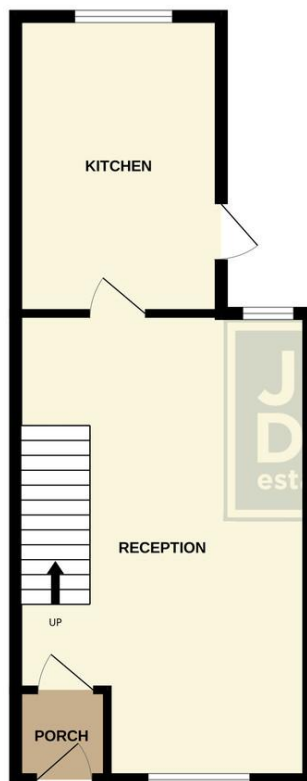
BATHROOM 11' 8" x 6' 2" (3.56m x 1.88m) Obscure PVC double glazed window to rear aspect, inspection hatch, close coupled WC, p shaped bathtub with overhead electric shower, pedestal mounted wash basin, wood effect laminate flooring, steel panel radiator, tiled effect splashback.

BEDROOM TWO 12' 4" x 7' 5" (3.76m x 2.26m) PVC double glazed window to rear aspect, laminate flooring, radiator.

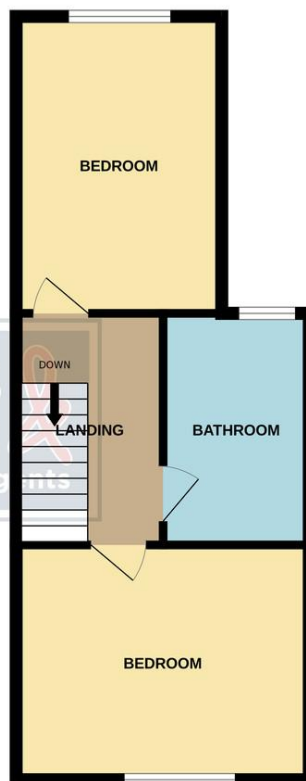
REAR GARDEN 20' (6.1m) Approx South facing, fully enclosed, outside tap, wooden shed.



GROUND FLOOR



1ST FLOOR



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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	70 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**
estate and letting agents

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