

£170,000
59 New Road
Portsmouth, PO2 7QN

PROPERTY SUMMARY

NO FORWARD CHAIN & 116FT GARDEN! Jeffries & Dibbens are delighted to offer for sale this three bedroom, terraced property located in New Road, Buckland. Accommodation comprises 24ft reception room, a fitted kitchen and a downstairs W.C. The first floor consists three bedroom, and a fitted en-suite wet room. Additional benefits include gas central heating, double glazing throughout and a fully-enclosed, 116ft private garden. This property is in need of modernisation. Please contact Jeffries & Dibbens for further information.





OBSCURE HARD WOOD DOOR TO HALLWAY

HALLWAY Double radiator, stairs to first floor landing, door to reception room one, fold doors to WC, door to kitchen.

RECEPTION ROOM ONE 21' 11" x 11' (6.68m x 3.35m) PVC double glazed bay window to front aspect, two double radiators, cupboard housing gas and electric meters, PVC double glazed back door to garden.

WC Float wash basin, close coupled WC, door to under stairs storage, obscure PVC double glazed window to side aspect.

KITCHEN 18' 9" x 8' 3" (5.72m x 2.51m) PVC double glazed window to side aspect and to rear aspect, PVC double glazed back door to garden, wall mounted Worcester combination boiler, range of wall and base units, roll top work surfaces, stainless steel sink with mixer tap and drainer unit, integral electric oven, induction hob, tiled to principle areas, plumbing for washing machine.

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

BEDROOM ONE 14' 3" x 11' (4.34m x 3.35m) PVC double glazed window to front aspect, radiator.

BEDROOM TWO 12' 1" x 8' 4" (3.68m x 2.54m) PVC double glazed window to side aspect, radiator, door to en-suite wet room, fitted wardrobes.

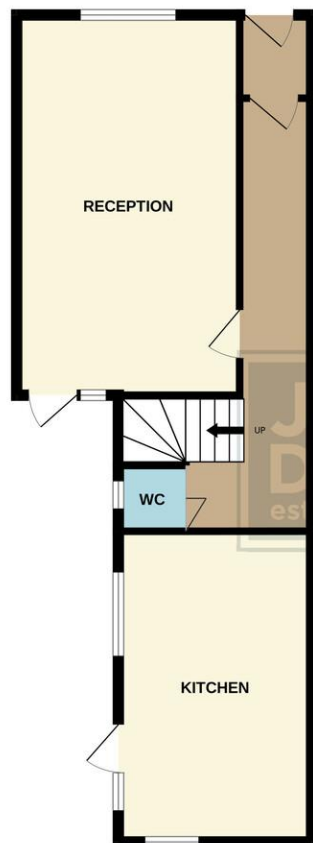
BEDROOM THREE 10' 11" x 10' 8" (3.33m x 3.25m) PVC double glazed window to rear aspect.

EN-SUITE PVC double glazed window to rear aspect, close coupled WC, pedestal wash basin, electric power shower, tiled to principle areas.

GARDEN 116' approx. (35.36m x 0m) North facing, fully enclosed, outhouse, outside tap, outbuilding.

OUTHOUSE High level WC, window to rear aspect.

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		
69-80	C		78 C
55-68	D	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.

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