

NEWCOMEN ROAD

£215,000
140 Newcomen Road
Portsmouth, PO2 8LB

PROPERTY SUMMARY

Jeffries & Dibbens are pleased to bring to the market this two bedroom, end-terraced property located in Newcomen Road, Stamshaw. The accommodation on offer comprises two reception rooms, an 11ft fitted kitchen, an upstairs bathroom, plus two bedrooms. Additional benefits include double glazing, gas central heating and a 30ft (approx.) rear garden with side pedestrian access. Contact our Portsmouth branch to arrange your viewing, open late! 02392 661 662





COMPOSITE FRONT DOOR TO:-

HALLWAY Radiator, stairs to first floor, doorway to reception room one, door to reception room two.

RECEPTION ROOM ONE 12' 10" into bay x 10' 6" (3.91m x 3.2m) PVC double glazed bay window to front aspect, radiator, feature fireplace, picture rail, spot lighting.

RECEPTION ROOM TWO 13' 11" x 10' 7" (4.24m x 3.23m) PVC double glazed window to rear aspect, radiator, under stairs storage cupboard housing combination boiler, dado rail, door to:-

KITCHEN 11' x 7' 8" (3.35m x 2.34m) PVC double glazed window to side aspect, PVC double glazed window to rear aspect, PVC double glazed door to garden, range of wall and base units, roll top work surfaces, integral gas oven and hob with extractor hood over, stainless steel sink with mixer tap, space for under counter fridge/freezer, plumbing for washing machine, tiled to principle areas.

FIRST FLOOR LANDING Loft hatch, doors to:-

BEDROOM ONE 13' 9" x 12' 11" (4.19m x 3.94m) PVC double glazed bay window to front aspect, radiator, built in storage cupboard.

BATHROOM 7' 11" x 4' 11" (2.41m x 1.5m) Obscure PVC double glazed window to rear aspect, pedestal mounted wash basin, panelled bath with mains shower attachment, close coupled WC, radiator, fully tiled walls.

BEDROOM TWO 10' 6" x 8' 8" (3.2m x 2.64m) PVC double glazed window to rear aspect, radiator, built in storage cupboard.

GARDEN 30' maximum (9.14m) Mainly laid to paving, raised flower and shrub borders, storage shed, side pedestrian access.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other facts are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance 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.
Made with Metagix 1/2025

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		77 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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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
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estate and letting agents

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