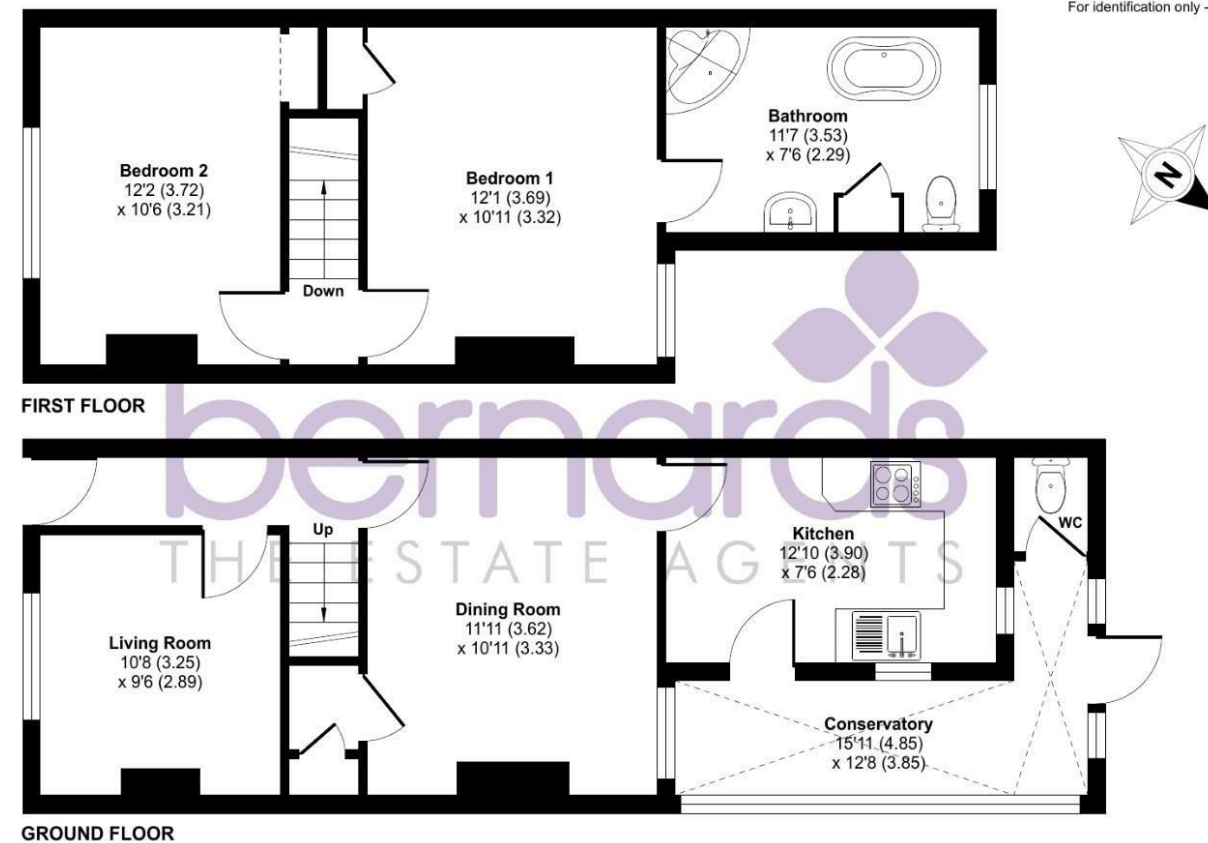
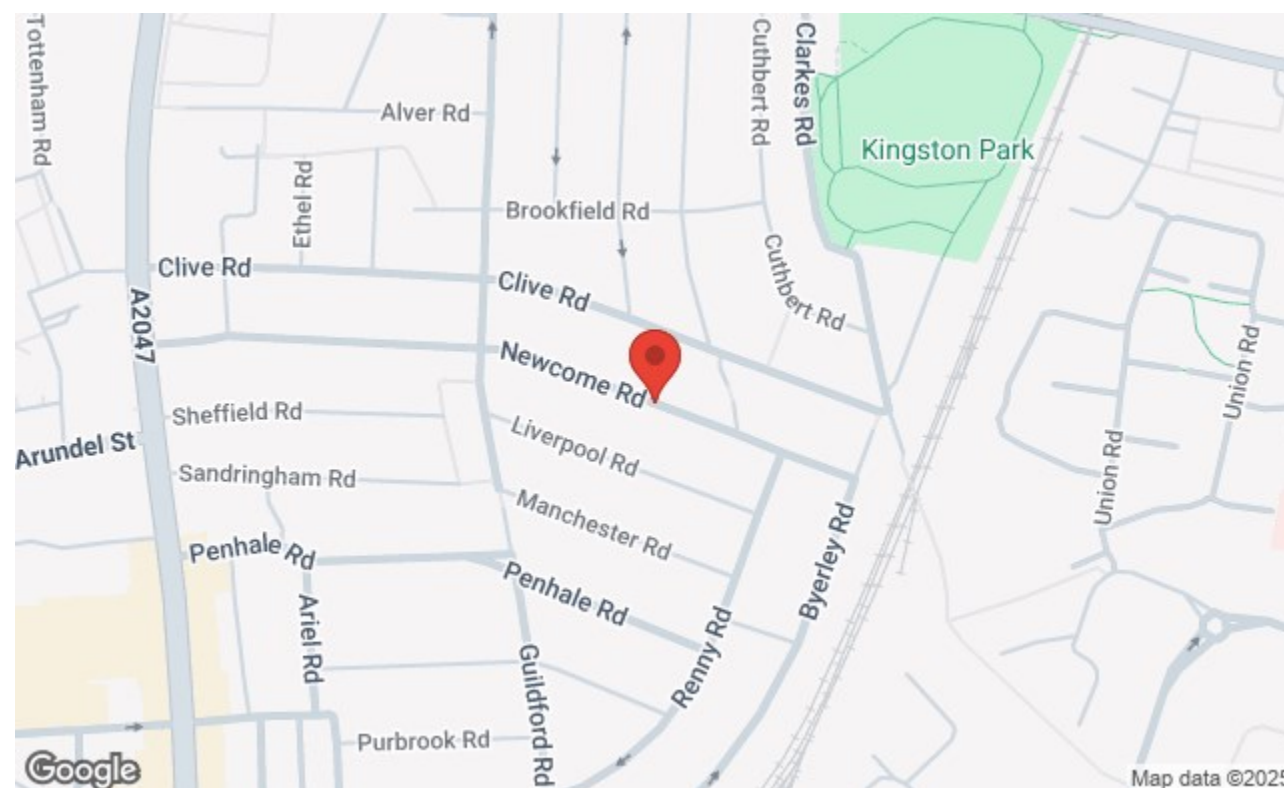


## Newcome Road, Portsmouth, PO1

Approximate Area = 863 sq ft / 80.1 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1313383



129 London Road, Portsmouth, Hampshire, PO2 9AA  
t: 02392 728090



Price Guide £195,000

Newcome Road, Portsmouth PO1 5DS

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ TERRACED
- ❖ TWO DOUBLE BEDROOMS
- ❖ UPSTAIRS FOUR PIECE BATHROOM
- ❖ TWO RECEPTION ROOMS
- ❖ LOG BURNER
- ❖ DOWNSTAIRS W/C
- ❖ MODERNISATION REQUIRED
- ❖ GREAT FIRST TIME PURCHASE
- ❖ IDEAL INVESTMENT
- CALL NOW TO VIEW

Nestled on Newcome Road in the vibrant area of Fratton, Portsmouth, this charming two-up, two-down style house presents an excellent opportunity for those looking to make a home their own. The property features two inviting reception rooms, beginning with a cosy lounge at the front, complete with a delightful log burner that adds warmth and character to the space.

As you move through the home, you will find a spacious dining room that seamlessly connects to the kitchen, providing a perfect setting for family meals and entertaining guests. The lean-to extension offers additional versatility, along with a convenient downstairs W/C, enhancing the practicality of the living

space.

Upstairs, the property boasts two generously sized double bedrooms, ideal for restful nights and personal retreats. The four-piece bathroom is well-appointed, providing ample facilities for family living.

This house is a blank canvas, allowing you to infuse your personal style and creativity into every corner. Whether you are a first-time buyer or looking to invest, this property is brimming with potential and is ready for you to put your own stamp on it. With its prime location and charming features, this home is not to be missed.

Call today to arrange a viewing

02392 728090

[www.bernardsestates.co.uk](http://www.bernardsestates.co.uk)





# PROPERTY INFORMATION

## ENTRANCE HALLWAY

## LIVING ROOM

10'7" x 9'5" (3.25 x 2.89)

## DINING ROOM

11'10" x 10'11" (3.62 x 3.33)

## KITCHEN

12'9" x 7'5" (3.90 x 2.28)

## CONSERVATORY

15'10" x 12'7" (4.85 x 3.85)

## W/C

## BEDROOM ONE

12'1" x 10'10" (3.69 x 3.32)

## BEDROOM TWO

12'2" x 10'6" (3.72 x 3.21)

## BATHROOM

11'6" x 7'6" (3.53 x 2.29)

## MORTGAGE ADVISOR

We offer financial services here at Bernards. If you would like to review your current Agreement In Principle or are yet to source a lender, we have a number of experienced Financial Advisors who will be happy to help.

## OFFER CHECK PROCEDURE

If you are considering making an offer for this or any other property Bernards Estate Agents are marketing, please make contact with your local office so we can verify/check your financial/Mortgage situation.

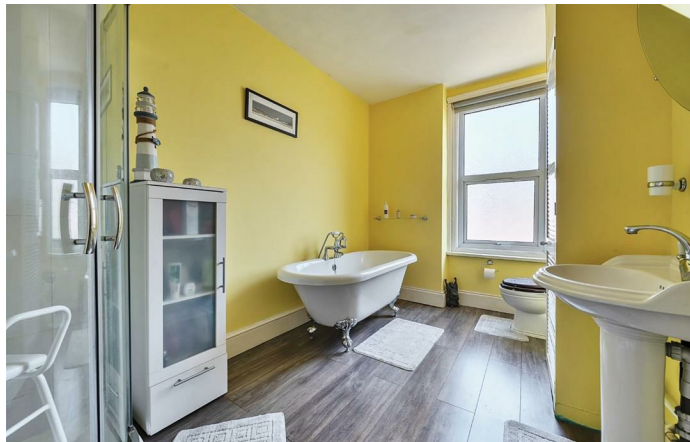
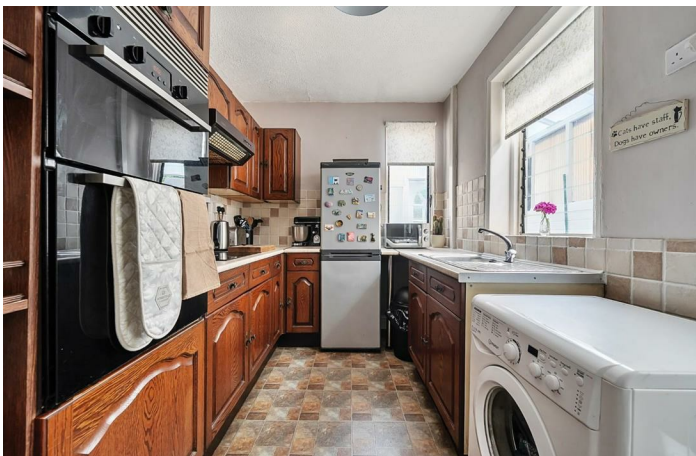
## PORTSMOUTH COUNCIL TAX

The local authority is Portsmouth City Council.

BAND : B

## REMOVAL QUOTE

As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		



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