16 Newney Close
Portsmouth, PO2 0UH

Price Guide £315,000

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Sales, Rentals and Block Management

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3 BEDROOM HOME WITH GARAGE LOCATED IN REQUESTED & SOUGHT AFTER GATCOMBE PARK. The accommodation comprises 3 bedrooms, lounge, good sized kitchen/breakfast room with appliances, overlooking garden. Modern first floor bathroom and ground floor cloakroom. Other benefits include double glazing, gas central heating and 30' rear garden with rear pedestrian access and summer house. Unlike most parts of the city this area has plenty of on road parking, particularly as most of the residents have driveways, garages or parking.

Entrance Hall
8'10 x 5'5 (2.69m x 1.65m)
Double glazed door to side, laminate flooring, radiator, stairs to first floor.

Lounge
12'4 x 13'8 (3.76m x 4.17m)
Double glazed window to front, laminate flooring, radiator, textured ceiling, understairs storage cupboard.

Kitchen/Breakfast Room
16'6 x 11'2 (5.03m x 3.40m)
Double glazed window to rear and double glazed doors overlooking garden. One and a half bowl stainless steel sink unit with range of drawers, wall and base cupboards with work surfaces over. Oven, hob, extractor, integrated dishwasher and washing machine, space for fridge freezer. Laminate flooring, radiator.

Cloakroom
3'7 x 2'9 (1.09m x 0.84m)
WC, wash hand basin, heated towel rail, double glazed window to front.

First Floor Landing
Hatch to loft, airing cupboard housing Worcester gas boiler.

Bedroom 1
12' x 10'7 max (3.66m x 3.23m max)
Double glazed window to front, laminate flooring, radiator.

Bedroom 2
11'8 x 10'7 max (3.56m x 3.23m max)
Double glazed window to rear, radiator.

Bedroom 3
7'2 x 7'1 (2.18m x 2.16m)
Double glazed window to rear, radiator.

Bathroom
6'8 x 5'8 (2.03m x 1.73m)
White suite comprising bath with shower over, shower screen, WC, wash hand basin with cupboards below, tiled walls and flooring, heated towel rail, double glazed window to front.

Garden
30' x 17'1 (9.14m x 5.21m)
Enclosed rear garden with walled and fenced boundaries, decking, lawn area, patio area, summer house with light and power.

Garage
16'6 x 7'8 (5.03m x 2.34m)
Up and over door.

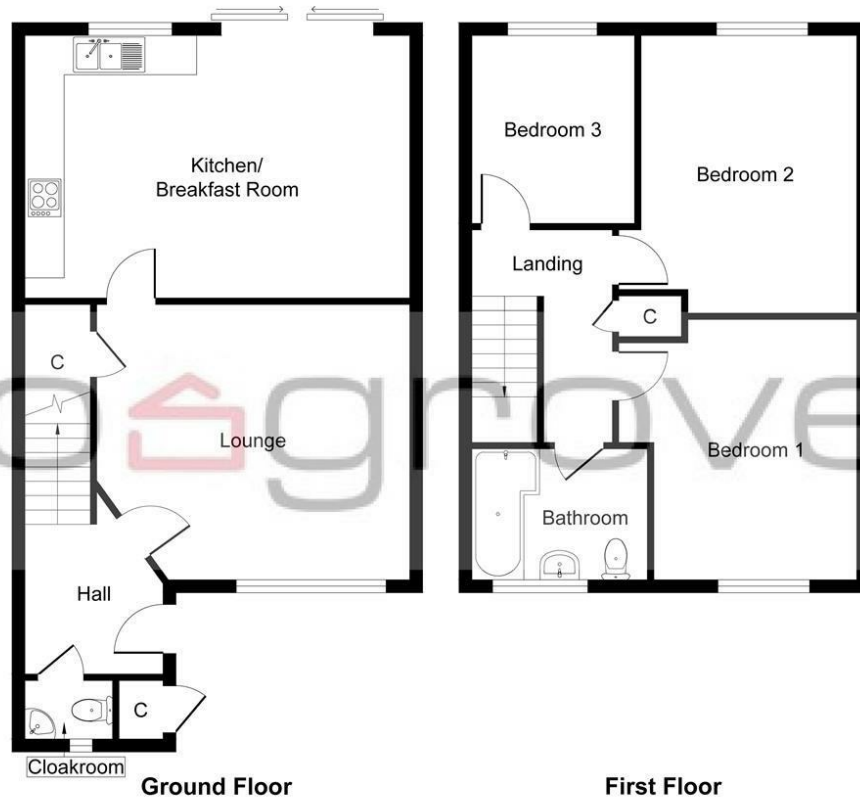### Additional Information
Tenure - Freehold

Council Tax - Band C

The information provided about this property does not constitute or form part of an offer or contract, nor may it be used as a representation.

All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed.

Reference to appliances and/or services does not imply they have been tested.

Kitchen/
Breakfast Room

Bedroom 3

Bedroom 2

Landing

C

C

Lounge

Bedroom 1

Hall

Bathroom

C

Cloakroom

Ground Floor

First Floor

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Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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