

£205,000
48 Lincoln Road
Portsmouth, PO1 5BG

PROPERTY SUMMARY

Two double bedrooms! This terraced property is located in Lincoln Road, Fratton, and would be ideal for a first time buyer or an investor. The property benefits from two reception rooms, a downstairs shower room, a lean to/utility room and a south facing rear garden. Other benefits include double glazing and gas central heating. View today to avoid disappointment by calling Jeffries & Dibbens today! 02392 661662.





PVC DOUBLE GLAZED FRONT DOOR

HALLWAY Laminate wooden flooring, stairs to first floor, doors to reception room one and reception room two.

RECEPTION ROOM ONE 13' 8" narrowing to 10' 5" x 10' (4.17m x 3.05m) PVC double glazed window to front aspect, double radiator, laminate wooden flooring, built in storage cupboard, meter cupboard.

RECEPTION ROOM TWO 12' 11" x 10' 5" (3.94m x 3.18m) PVC double glazed window to rear aspect, double radiator, laminate wooden flooring, sliding door to kitchen.

KITCHEN 11' 7" x 7' 8" (3.53m x 2.34m) PVC double glazed window to side aspect, radiator, range of wall and base units, roll top work surfaces, stainless steel sink and drainer unit, fitted stainless steel electric oven gas hob and extractor over, tiled splash back, wall mounted combination boiler, PVC double glazed door to lean-to, door to shower room.

SHOWER ROOM Obscure PVC double glazed window to rear aspect, stainless steel towel radiator, three piece shower suite comprising walk in shower cubicle, close coupled WC, pedestal basin, fully tiled, ceramic tiled flooring.

LEAN TO/UTILITY ROOM 13' 2" narrowing to 4' 10" x 23' 4" narrowing to 4' 7" (4.01m x 7.11m) Two PVC double glazed windows to rear aspect, PVC double glazed door to garden, polycarbonate window to side aspect, plumbing for washing machine.

FIRST FLOOR LANDING Doors to bedroom one and bedroom two.

BEDROOM ONE 12' 11" x 10' 5" (3.94m x 3.18m) PVC double glazed window to front aspect, radiator.

BEDROOM TWO 12' 11" x 10' 5" (3.94m x 3.18m) PVC double glazed window to rear aspect, radiator, storage area.

REAR GARDEN South facing, fully enclosed, laid to paving, access to 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		82 B
69-80	C		
55-68	D	67 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

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