



## PROPERTY SUMMARY

BACK ON THE MARKET, DON'T MISS OUT! Jeffries & Dibbens are delighted to present this well-presented terraced home, ideally situated on the popular Beecham Road in Fratton. The property offers spacious and versatile accommodation, featuring two generous double bedrooms on the first floor. On the ground floor, there are two well-proportioned reception rooms, a modern 12' fitted kitchen, and a convenient downstairs bathroom. Further benefits include gas central heating via a boiler under guarantee until November 2026, double glazing throughout, and a delightful south-facing rear garden—perfect for enjoying sunny days and outdoor entertaining. Offered with no forward chain, we feel this is an excellent opportunity for first-time buyers or investors alike. Arrange your internal inspection by contacting Jeffries & Dibbens as sole agents. 023 92 661 662

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#### OBSCURE PVC DOUBLE GLAZED FRONT DOOR

**RECEPTION ROOM ONE** 12' 5" into bay x 12' 1" (3.78m x 3.68m) PVC double glazed bay window to front aspect, radiator, double radiator, laminate wooden flooring, stairs to first floor, door to reception room two, wall mounted meter cupboard.

**RECEPTION ROOM TWO** 12' 1" x 9' 8" (3.68m x 2.95m) PVC double glazed window to rear aspect, double radiator, laminate wooden flooring, under stairs storage cupboard, opening to kitchen.

**KITCHEN** 12' 9" x 8' 3" (3.89m x 2.51m) PVC double glazed window to side aspect, radiator, range of wall and base units, roll top work surfaces, stainless steel sink with mixer tap and drainer unit, gas cooker point, electric cooker point, plumbing for washing machine, tiled splash back, wall mounted combination boiler under guarantee until November 2026, opening to rear lobby.

**REAR LOBBY** Obscure PVC double glazed door to garden, door to bathroom.

**BATHROOM** Obscure PVC double glazed window to rear aspect, radiator, three piece bathroom suite comprising panel enclosed bath and shower over, pedestal wash basin, low level WC, tiled to principal areas, spot lighting, inspection hatch, extractor fan.

**FIRST FLOOR LANDING** Loft hatch, doors to bedroom one and bedroom two.

**BEDROOM ONE** 12' 1" x 9' 11" (3.68m x 3.02m) PVC double glazed window to front aspect, radiator, built in storage cupboard.

**BEDROOM TWO** 12' 1" x 9' 7" (3.68m x 2.92m) PVC double glazed window to rear aspect, radiator, built in storage cupboard.

**REAR GARDEN** South facing, mainly laid to lawn, laid to decorative stone.



GROUND FLOOR

1ST FLOOR



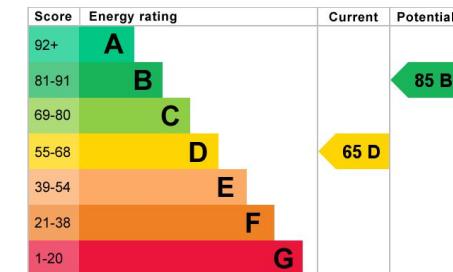
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and equipment 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



**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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