



£185,000
118 St Marys Road
Portsmouth, PO1 5PL

PROPERTY SUMMARY

NO FORWARD CHAIN! This terraced, two bedroom house located on St Marys Road, Fratton is available for sale with Jeffries & Dibbens of Portsmouth and ideally suited to first time buyers or investors. In addition to the two double bedrooms the property comprises a 24' lounge/diner, a 13' fitted kitchen and a downstairs bathroom. The property also benefits from gas central heating, double glazing and a south-facing, courtyard style garden. 023 92 661 662





HARDWOOD FRONT DOOR

INNER PORCH Wall mounted electric and gas meter and consumer unit, laminate wooden flooring, door to.

LOUNGE/DINER 24' 1" x 11' 4" (7.34m x 3.45m) PVC double glazed windows to front and rear aspect, double radiator, laminate wooden flooring, stairs to first floor, doorway to kitchen.

KITCHEN 13' 4" max x 7' 1" (4.06m x 2.16m) PVC double glazed window to side aspect, double radiator, range of wall and base units, roll top work surfaces, stainless steel sink with mixer tap and drainer unit, fitted stainless steel electric oven and gas hob, plumbing for washing machine, wall mounted combination boiler, tiled splash back, ceramic tiled flooring, door to lobby.

LOBBY Door to bathroom, PVC double glazed door to garden.

BATHROOM Obscure PVC double glazed window to rear aspect, stainless steel towel radiator, three piece bathroom suite comprising panel enclosed bath, pedestal basin, close coupled WC, tiled to principal areas, ceramic tiled flooring.

FIRST FLOOR LANDING Doors to bedroom one and bedroom two.

BEDROOM ONE 15' 8" narrowing to 12' 10" x 8' (4.78m x 2.44m) PVC double glazed window to front aspect, double radiator, laminate wooden flooring, loft access, storage area.

BEDROOM TWO 11' 5" x 8' 11" max (3.48m x 2.72m) PVC double glazed window to rear aspect, double radiator, laminate wooden flooring, storage area.

REAR GARDEN South facing, fully enclosed, courtyard style.



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. Made with Metropia ©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		87 B
69-80	C	71 C	
55-68	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.

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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