



£225,000
5 Marston Lane
Portsmouth, PO3 5TW

PROPERTY SUMMARY

GARAGE! Jeffries & Dibbens are delighted to offer for sale this two bedroom, terraced property located in Marston Lane, Anchorage Park. Accommodation comprises a 15ft reception room, a fitted kitchen, two bedrooms and a fitted family bathroom. Additional benefits include double glazing throughout and a fully-enclosed, 34ft rear garden with pedestrian access. The garage is located towards the rear of the property and is accessible from the rear pedestrian access. To appreciate all that is on offer, please contact Jeffries & Dibbens Portsmouth today! 02392 661 662

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OBSCURE PVC DOUBLE GLAZED FRONT DOOR

HALLWAY Door to kitchen, tiled floor, door to reception room.

KITCHEN 8' 7" x 7' 11" (2.62m x 2.41m) PVC double glazed window to front aspect, range of wall and base level units, roll top work surfaces, space for fridge/freezer, plumbing for washing machine, one and a half bowl stainless steel sink and drainer unit with mixer tap over, tiled floor, integral oven, integral hob with stainless steel extractor hood over, tiling to principal areas, fuse board.

RECEPTION ROOM 15' 5" x 11' 10" (4.7m x 3.61m) PVC double glazed French doors to garden, stairs to first floor, wall mounted electric meter.

FIRST FLOOR LANDING Doors to all rooms.

BEDROOM ONE 12' 4" max x 11' 10" max (3.76m x 3.61m) PVC double glazed window to rear aspect, wall mounted electric heater.

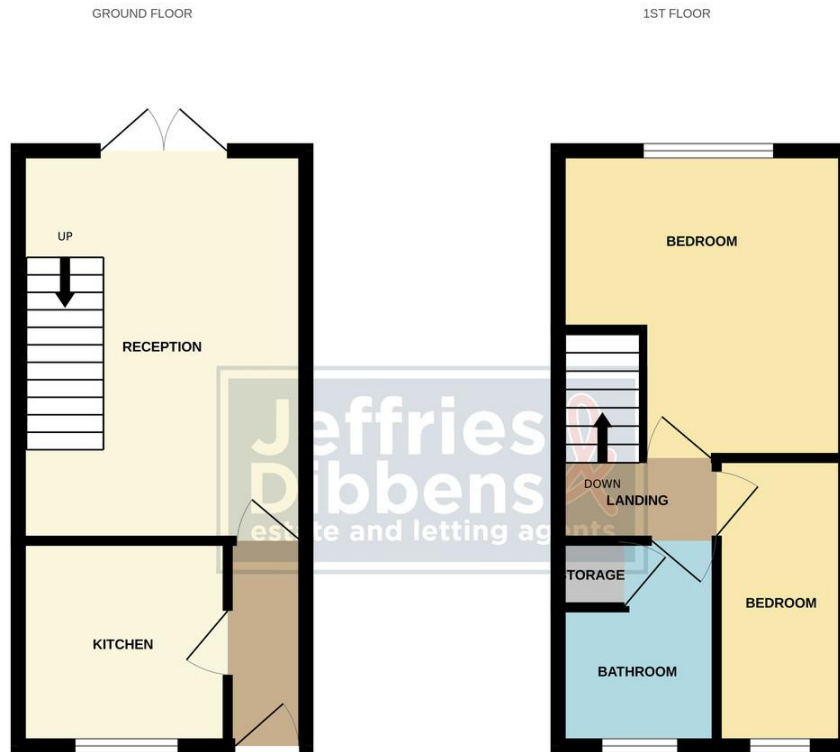
BEDROOM TWO 12' 8" narrowing to 11' 11" x 5' 8" (3.86m x 1.73m) PVC double glazed window to front aspect.

BATHROOM Obscure PVC double glazed window to front aspect, close coupled WC, pedestal mounted wash basin, tiling to principal areas, bath with shower attachment over, cupboard housing water tank, extractor fan.

GARDEN 34' (10.36m) Fully enclosed, rear pedestrian access, artificial grass, paved area.

GARAGE 16' 7" x 8' 2" (5.05m x 2.49m) Up and over door.





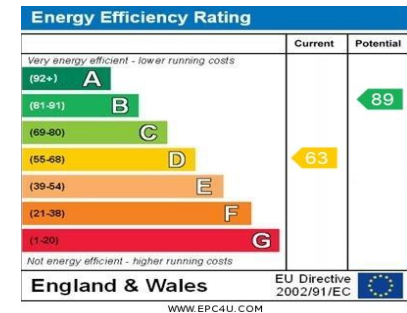
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

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.

**Jeffries
Dibbens**
estate and letting agents

OFFICE ADDRESS
112/114 London Road,
Portsmouth, Hampshire, PO2
0LZ

CONTACT
023 9266 1662
portsmouth@jeffries.co.uk
www.jdea.co.uk