



PROPERTY SUMMARY

This three bedroom, terraced property, located in Ewart Road in Fratton, is available for sale with Jeffries & Dibbens. Accommodation comprises a 25ft living room/diner, a kitchen/breakfast room, a utility area and W.C on the ground floor. The first floor offers two double bedrooms, a single third bedroom/study and a fitted family bathroom. Additional benefits include gas central heating, double glazing throughout and a fully-enclosed, private garden with a shed to the rear. To appreciate all that is on offer, please contact us at your earliest convenience. Please contact Jeffries & Dibbens Portsmouth today on 02392 661 662.

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OBSCURE PVC DOUBLE GLAZED FRONT DOOR

PORCH Door to hallway.

HALLWAY Radiator, French doors to reception room one, stairs to first floor, under stairs storage cupboard, door to kitchen.

RECEPTION ROOM ONE 25' 5" into bay x 9' 11" (7.75m x 3.02m) PVC double glazed bay window to front aspect, PVC double glazed door to garden, two radiators.

KITCHEN 12' 0" x 8' 7" (3.66m x 2.62m) PVC double glazed window to side aspect, range of wall and base level units, fitted oven with integral gas hob, space for fridge/freezer, plumbing for dishwasher, stainless steel sink with mixer tap & drainer unit, tiling to principal areas, extractor fan, opening to breakfast room.

BREAKFAST ROOM PVC double glazed window to side aspect, breakfast bar, glazed French door to utility room, wall mounted Glow-Worm combination boiler (Fitted in 2020).

UTILITY ROOM Obscure PVC double glazed door to garden, PVC double glazed window to rear aspect, plumbing for washing machine, space for tumble dryer, door to WC, tiled floor.

WC Low level WC, tiled floor.

FIRST FLOOR LANDING Doors to all rooms.

BEDROOM ONE 13' 0" x 11' 3" (3.96m x 3.43m) PVC double glazed window to front aspect, radiator.

BEDROOM TWO 11' 0" x 9' 11" (3.35m x 3.02m) PVC double glazed window to rear aspect, radiator.

BEDROOM THREE/STUDY 8' 8" x 5' 3" narrowing to 4' 7" (2.64m x 1.6m) PVC double glazed window to rear aspect, radiator.

BATHROOM Obscure PVC double glazed window to side aspect, close coupled WC, pedestal mounted wash basin, radiator, tile enclosed bath.

GARDEN 26' (7.92m) Fully enclosed, patio area, raised grass area, outside tap, wooden shed.



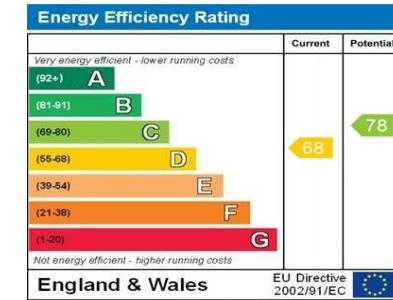
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



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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