

**FOR SALE**

**£220,000**

83 Lincoln Road, Fratton,  
Portsmouth, PO1 5BQ.

Tenure: Freehold

ESTATE  AGENTS

**LAWSON  
ROSE**

## PROPERTY DESCRIPTION

This stylish and well-presented two-bedroom terraced property is ideally positioned close to a range of local amenities and just a short walk from Fratton Train Station, making it a fantastic opportunity for first-time buyers or those looking for a convenient and well-connected home. Located on Lincoln Road in Fratton, the property offers bright, spacious and versatile accommodation throughout. Upon entering, you are welcomed into a generous open plan lounge and dining area, a wonderfully light and airy space enhanced by its flexibility—easily separated via dividing doors to create two distinct reception rooms if desired. This sociable living area flows effortlessly through to a modern fitted kitchen/breakfast room, thoughtfully designed with both style and practicality in mind, and providing direct access out to the rear garden. The enclosed rear garden, measuring approximately 26ft, is well-maintained and offers an ideal outdoor space for relaxing or entertaining in a private setting. Upstairs, the first floor hosts two good-sized double bedrooms, both well-proportioned, alongside a contemporary fitted bathroom suite finished to a modern standard. Additional benefits include double glazing, gas central heating throughout, and the advantage of permit parking within the area. Overall, this is a superb home in a popular and convenient location, and we highly recommend an internal viewing to fully appreciate all it has to offer. For further information or to arrange a viewing, please contact the Lawson Rose sales office today.

### Material Information:

- Construction: Brick Built
- Electricity Supply: Alternating Current
- Heating: Gas Central Heating
- Water Supply: Mains Water Supply
- Sewage: Mains Sewage
- Broadband: Standard, Superfast Fibre and Gfast Fibre are available.
- Mobile: Ofcom Checker shows EE, Three, O2 and Vodafone all have voice and data availability in this area.
- Permit Parking: 1<sup>st</sup> permit is £30, 2<sup>nd</sup> permit is £120 and 3<sup>rd</sup> permit (where available) is £300.
- Council Tax: Portsmouth City Council – Band B
- Flood Risk – Low Risk (Stated on the Gov.uk portal)

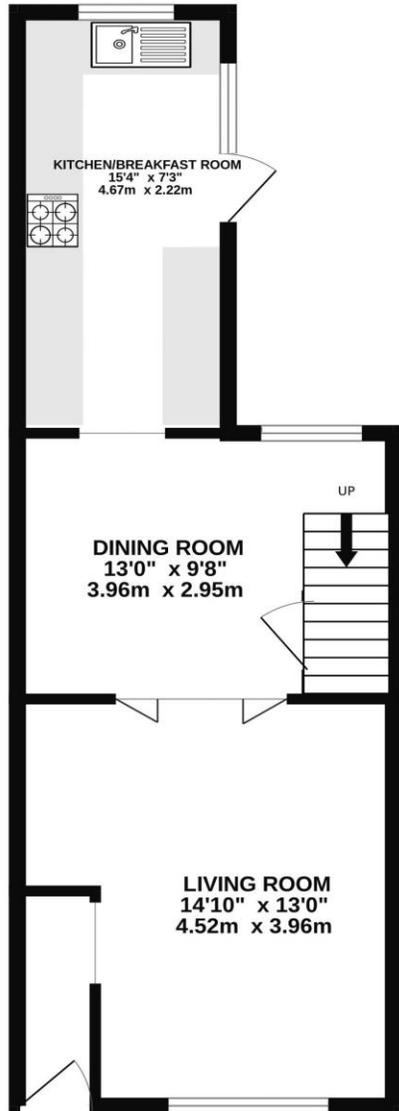


**02392 367 779 - [contactus@lawsonrose.com](mailto:contactus@lawsonrose.com)**  
**131 Winter Road, Southsea, P04 8DS**

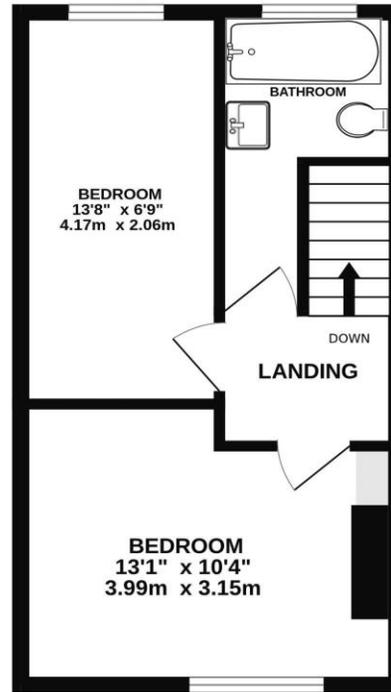




GROUND FLOOR



1ST FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Please note that none of the services or appliances have been tested by Lawson Rose Estate Agents.

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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