



**£235,000**  
**49 Lincoln Road**  
Portsmouth, PO1 5BG

## PROPERTY SUMMARY

Jeffries & Dibbens are pleased to offer for sale this three bedroom, mid-terraced property located in Lincoln Road, Fratton. The accommodation on offer comprises two reception rooms, a 15ft fitted kitchen, a modern fitted downstairs bathroom, an upstairs WC, plus three bedrooms. Additional benefits include double glazing, gas central heating and an enclosed rear garden. The property also boasts a brick-built storage shed with power & light. Contact our Portsmouth office to arrange your internal viewing, open late! 02 392 661 662





**OBSCURE PVC DOUBLE GLAZED DOOR TO:-**

**HALLWAY** Wall mounted cupboard housing meters, doors to reception room one and reception room two.

**RECEPTION ROOM ONE** 11' 02" into recess x 9' 08" maximum (3.4m x 2.95m) PVC double glazed window to front aspect, radiator.

**RECEPTION ROOM TWO** 12'03" narrowing to 11'09" x 11' 06" (3.94m x 3.51m) PVC double glazed window to rear aspect, radiator, obscure borrowed light window to inner lobby, door to inner lobby.

**INNER LOBBY** Stairs to first floor, under stairs storage cupboard, door to:-

**KITCHEN** 15' 08" x 7'10" narrowing to 7'02" (4.78m x 2.31m) PVC double glazed window to side aspect, range of wall and base units, roll top work surfaces, space for gas cooker, 1 1/2 stainless steel sink with drainer unit and mixer tap, space for 'A merican' style fridge/freezer, breakfast bar, radiator, tiled to principle areas, opening to rear lobby.

**REAR LOBBY** PVC double glazed window to side aspect, door to utility cupboard housing plumbing for washing machine and space for tumble dryer, radiator, PVC double glazed window to rear aspect, PVC double glazed door to garden, door to bathroom.

**BATHROOM** Obscure PVC double glazed window to rear aspect, low level WC with concealed cistern, panelled bath with mains shower over, pedestal mounted wash basin, chrome heated towel radiator, tiled to principle areas, extractor, spot lighting.

**FIRST FLOOR LANDING** PVC double glazed window to side aspect, loft hatch with pull down ladder, doors to :-

**BEDROOM ONE** 12' 10" maximum x 10' 02" including wardrobe depth (3.91m x 3.1m) PVC double glazed window to front aspect, radiator, built in wardrobes and overhead storage.

**BEDROOM TWO** 11' 07" into recess x 9'02" narrowing to 8'11" (3.53m x 2.95m) PVC double glazed window to rear aspect, radiator.

**WC** Low level WC, wall mounted wash basin, extractor, tiled to principle areas.

**BEDROOM THREE** 8' 01" x 7' 10" (2.46m x 2.39m) PVC double glazed window to rear aspect, radiator.

**GARDEN** Mainly laid to concrete with raised shingle border, brick built storage shed with power and light.



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 guidance purposes only and should be used as such by any prospective purchaser. The services, facilities 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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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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