



£299,995
4 Fourth Street
Portsmouth, PO1 5PP

PROPERTY SUMMARY

Fourth Street, Fratton. This three bedroom, terraced town house has been refurbished throughout (completed February 2026) and is available for sale with Jeffries & Dibbens of Portsmouth. Accommodation comprises a newly fitted, 14' kitchen/breakfast room on the ground floor in addition to a newly fitted WC. The first floor offers 1 14' reception room, two bedrooms, a newly fitted, family bathroom and access to the first floor which hosts the 17' master bedroom. Further features include double glazing, electric heating, a west-facing rear garden with rear access and a 15', integral garage and driveway. NO FORWARD CHAIN. 023 92 661 662





PVC DOUBLE GLAZED FRONT DOOR

HALLWAY Electric storage heater, stairs to first floor, door to WC, door to kitchen/breakfast room.

WC Obscure PVC double glazed window to side aspect, close coupled WC, wash hand basin with tiled splash back.

KITCHEN/BREAKFAST ROOM 14' 6" x 10' 2" (4.42m x 3.1m) PVC double glazed window to rear aspect, PVC double glazed French doors to garden, electric storage heater, range of wall and base level units, roll top work surfaces, stainless steel sink and drainer unit with mixer tap over, fitted stainless steel electric oven, ceramic induction hob with extractor over, stainless steel splash back, plumbing for washing machine, built-in storage cupboard.

FIRST FLOOR LANDING Electric storage heater, cupboard housing water tank, stairs to second floor, doors to reception room, bathroom and bedrooms two and three.

RECEPTION ROOM 14' 5" x 10' 2" (4.39m x 3.1m) PVC double glazed windows to rear aspect x2, electric storage heater.

BATHROOM Three piece bathroom suite comprising panelled bath with electric shower over, vanity unit, close coupled WC, waterproof panelling to principal areas, extractor.

BEDROOM TWO 10' 7" x 8' 0" (3.23m x 2.44m) PVC double glazed window to front aspect, electric wall heater.

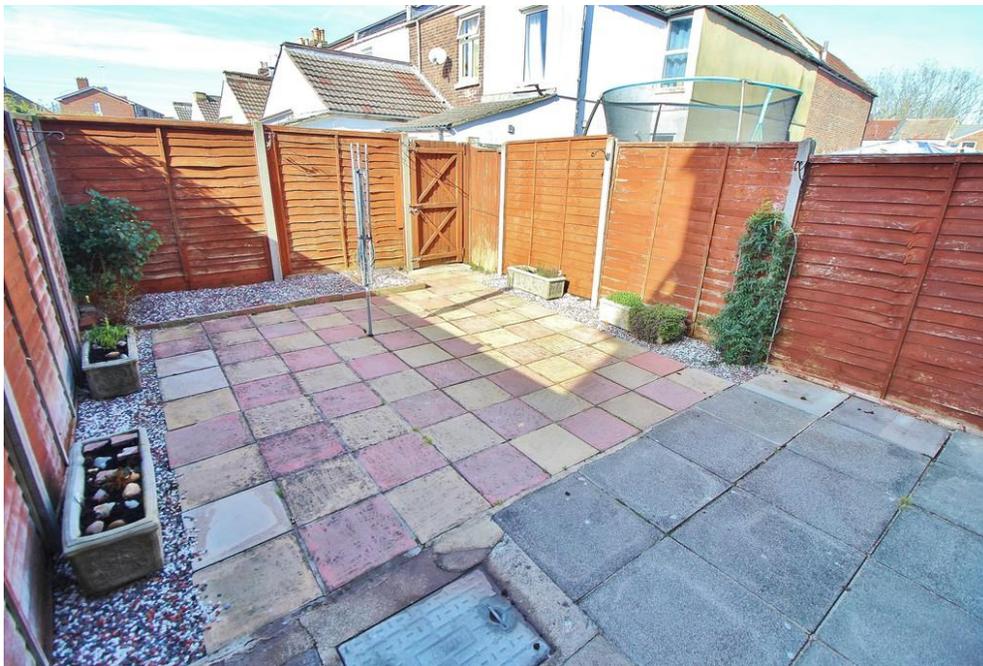
BEDROOM THREE 7' 10" x 5' 11" (2.39m x 1.8m) PVC double glazed window to side aspect.

SECOND FLOOR LANDING Door to bedroom one.

BEDROOM ONE 17' 6" narrowing to 13' x 11' 1" (5.33m x 3.38m) PVC double glazed window to front aspect, electric wall heater, built-in storage cupboard, built-in wardrobe.

REAR GARDEN Fully enclosed, laid to paving, flower & shrub borders, rear pedestrian access, outside tap.

GARAGE 15' 8" x 7' 11" (4.78m x 2.41m) Accessed via driveway which provides off road parking for approximately one vehicle, metal up & over door, power & light.



LOCAL AUTHORITY
Portsmouth City Council

TENURE
Freehold

COUNCIL TAX BAND
Band C

VIEWINGS
By prior appointment only



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			

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
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