



£195,000
50 Hampshire Street
Portsmouth, PO1 5LQ

PROPERTY SUMMARY

NO FORWARD CHAIN & 58FT SOUTH FACING GARDEN! Jeffries & Dibbens are pleased to welcome for sale this two double bedroom, mid-terraced property located in Hampshire Street, Fratton. The accommodation on offer comprises a 22ft lounge/diner, an 11ft fitted kitchen, an 11ft upstairs bathroom, plus two bedrooms. Additional benefits include gas central heating and double glazing. Contact our Portsmouth branch to arrange your viewing, open late! 02392 661 662





OBSCURE DOUBLE GLAZED FRONT DOOR

HALLWAY Cupboard housing electric meters, door to inner hallway, door to lounge/diner.

LOUNGE/DINER PVC double glazed windows to front aspect and to rear aspect, two radiators, cupboard housing gas meter.

INNER HALLWAY Radiator, door to kitchen, obscure double glazed door to garden, under stairs storage cupboard, stairs to first floor landing.

KITCHEN 11' 03" x 07' 03" (3.43m x 2.21m) PVC double glazed windows to rear aspect and to side aspect, radiator, roll top work surfaces, range of wall and base units, stainless steel sink with mixer tap and drainer unit, space for plumbing for washing machine, integral fridge/freezer, integral oven with gas hob and overhead extractor fan, tiled to principle areas, wall mounted boiler.

BATHROOM 11' 03" x 07' 04" (3.43m x 2.24m) Obscure PVC double glazed window to rear aspect, radiator, close coupled WC, pedestal wash basin, wooden panelled bath with mains powered shower, cupboard housing hot water tank, tiled to principle areas.

HALLWAY Double glazed window to side aspect, doors to all rooms, loft hatch.

BEDROOM ONE 11' 01" x 12' 01" (3.38m x 3.68m) PVC double glazed window to font aspect, radiator.

BEDROOM TWO 10' 11" x 09' 00" (3.33m x 2.74m) PVC double glazed window to rear aspect, radiator.

GARDEN 58' 04" x 2' 04" (17.78m x 0.71m) South facing, mainly laid to concrete to grass.



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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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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estate and letting agents

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