



**£249,995**  
**86 Manor Road**  
Portsmouth, PO1 5LD

## PROPERTY SUMMARY

NO FORWARD CHAIN! Jeffries & Dibbens are delighted to offer for sale this three double bedroom, terraced property located in Manor Road, Fratton. Accommodation comprises two reception rooms, a modern-fitted kitchen, a downstairs family bathroom and three bedrooms. Additional benefits include gas central heating, double glazing throughout and a fully-enclosed, south facing garden. To appreciate all that is on offer, please contact Jeffries & Dibbens Portsmouth to arrange your viewing today! 02392 661 662





#### **OBSCURE PVC DOUBLE GLAZED FRONT DOOR TO HALLWAY**

**HALLWAY** Door to reception room one and reception room two, radiator, stairs to first floor, door to kitchen, obscure PVC double glazed back door to garden, under stairs cupboard space.

**RECEPTION ROOM ONE** 11' 9" into bay x 9' 11" (3.58m x 3.02m) PVC double glazed bay window to front aspect, radiator, feature fireplace.

**RECEPTION ROOM TWO** 10' 10" x 9' 11" (3.3m x 3.02m) PVC double glazed window to rear aspect, radiator.

**KITCHEN** 11' 7" x 8' 1" (3.53m x 2.46m) PVC double glazed window to side aspect, range of wall and base units, resin sink with mixer tap and drainer unit, laminate flooring, integral electric oven, gas hob, overhead extractor fan, tiled splash back, radiator, cupboard housing wall mounted combination boiler, open to lobby, space for fridge/freezer.

**LOBBY** Obscure PVC double glazed back door to garden, door to bathroom, folding door to utility cupboard, radiator, plumbing for washing machine.

**BATHROOM** Obscure PVC double glazed window to rear aspect, close coupled WC, pedestal wash basin, stainless steel towel rail, tiled to principle areas, bath with shower attachment, extractor fan.

**FIRST FLOOR LANDING** Obscure PVC double glazed window to side aspect, door to bedroom one, bedroom two and bedroom three.

**BEDROOM ONE** 13' 1" max x 13' 1" (3.99m x 3.99m) PVC double glazed bay window to front aspect, radiator, feature fireplace.

**BEDROOM TWO** 10'10" narrowing to ' 9'8" x 9' 11" (3.28m x 3.02m) PVC double glazed window to rear aspect, fitted wardrobe, radiator, feature fireplace.

**BEDROOM THREE** 11' 7" x 8' 2" (3.53m x 2.49m) PVC double glazed window to rear aspect, radiator.

**REAR GARDEN** 30ft' (9.14m) South facing, fully enclosed, deck area, wood shed, outside tap.





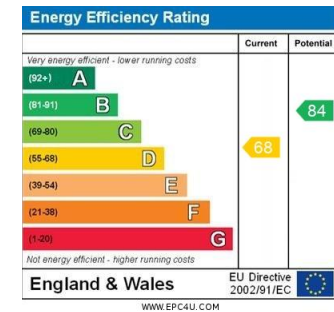
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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