

£209,995
11 Fifth Street
Portsmouth, PO1 5NA

PROPERTY SUMMARY

Onward chain complete! Jeffries & Dibbens are pleased to bring to the market this two bedroom, mid-terraced property located in Fifth Street, Fratton. Well presented throughout, the accommodation on offer comprises two reception rooms, a 10ft modern fitted kitchen, an upstairs bathroom, plus two bedrooms. Additional benefits include double glazing, gas central heating and approx 80ft rear garden. Contact our Portsmouth branch to arrange your viewing, open late! 02392 661 662





PVC DOUBLE GLAZED FRONT DOOR

PORCH LEADS TO RECEPTION ROOM ONE

RECEPTION ROOM ONE 11' 02" x 9' 05" (3.4m x 2.87m) PVC double glazed window to front aspect, radiator, cupboard housing mains, door to reception room two.

RECEPTION ROOM TWO 12' 04" x 12' 03" maximum (3.76m x 3.73m) PVC double glazed window to rear aspect, radiator, under stairs storage cupboard, stairs to first floor landing, door to kitchen.

KITCHEN 10' 03" x 7' 04" (3.12m x 2.24m) PVC double glazed window to rear aspect, PVC double glazed back door, radiator, range of wall and base units, square edge work surfaces, tiled to principle areas, integral gas hob and oven, plumbing for washing machine, space for fridge/freezer, stainless steel extractor hood, stainless steel sink and drainer unit with mixer tap, tiled flooring.

FIRST FLOOR LANDING, radiator, loft hatch, doors to all rooms.

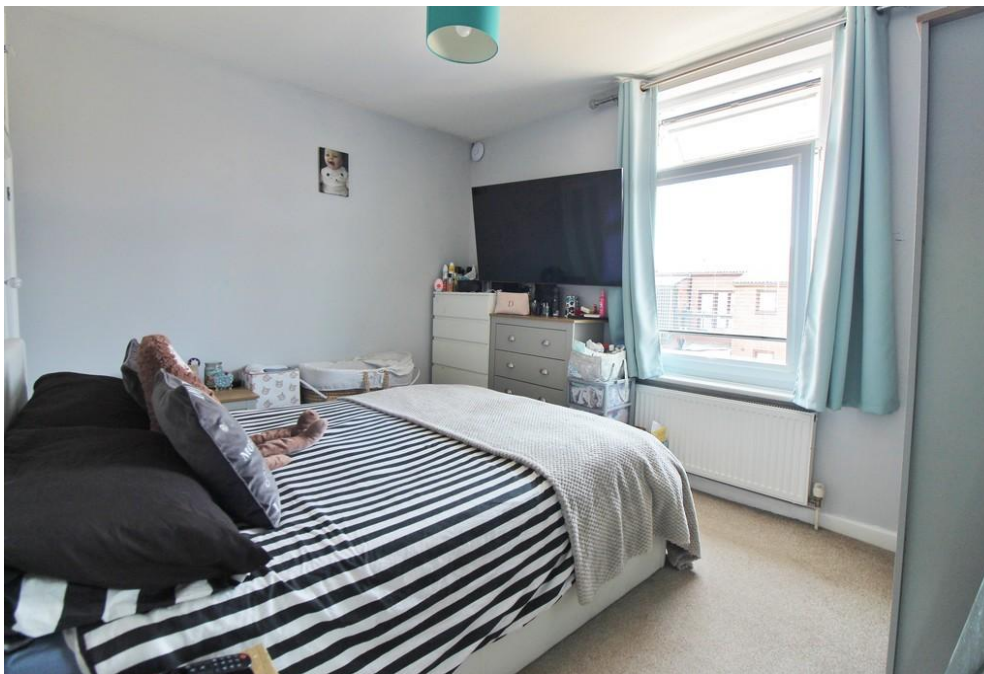
BEDROOM ONE 12' 04" x 9' 06" (3.76m x 2.9m) PVC double glazed window to front aspect, radiator, storage cupboard.

BEDROOM TWO 9' 06" x 6' 04" (2.9m x 1.93m) Obscure PVC double glazed window to rear aspect, radiator, wall mounted combination boiler.

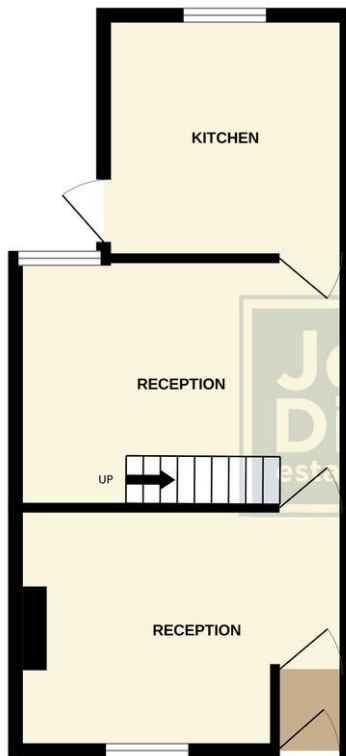
BATHROOM Obscure PVC double glazed window to rear aspect, vanity unit with mixer tap, close coupled WC, p shaped bath with rainfall shower head, stainless steel heated towel rail.

GARDEN Approx 80ft' 0" x 0' 0" (24.38m x 0m) Fully enclosed, outside tap.

SHED 11' 03" x 5' 03" (3.43m x 1.6m) Power and lighting.



GROUND FLOOR



1ST FLOOR



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		87 B
69-80	C	70 C	
55-68	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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