

**£238,500**  
**10 Lincoln Road**  
Portsmouth, PO1 5BG



## PROPERTY SUMMARY

NO FORWARD CHAIN! Jeffries & Dibbens are delighted to offer for sale this two double bedroom, mid-terraced property located in Lincoln Road, Fratton. Well presented throughout, this property offers a selection of benefits. The accommodation comprises two reception rooms, a 12ft fitted kitchen, a modern fitted downstairs bathroom, plus two double bedrooms. Additional benefits include double glazing, gas central heating and a south facing rear garden. We anticipate high levels of interest in this property, so please contact our Portsmouth branch to arrange your viewing, open late! 02392 661 662





### GLAZED HARDWOOD FRONT DOOR

**HALLWAY** Stairs to first floor, radiator, doors to reception room one and reception room two.

**RECEPTION ROOM ONE** 10' 5" x 9' 8" into recess (3.18m x 2.95m) PVC double glazed window to front aspect, radiator, cupboard housing electric meters.

**RECEPTION ROOM TWO** 12' 10" x 10' 4" into recess (3.91m x 3.15m) PVC double glazed window to rear aspect, under stairs storage cupboard housing gas meter, radiator.

**KITCHEN/BREAKFAST ROOM** 12' 2" x 7' 5" (3.71m x 2.26m) PVC double glazed window to side aspect, range of wall and base units, roll top work surfaces, breakfast bar, stainless steel sink and drainer unit, space for cooker, plumbing for washing machine, space for dishwasher, space for tumble dryer, wall mounted 'Worcester' combination boiler, tiled to principal areas, radiator, opening to lobby.

**LOBBY** Obscure PVC double glazed door to garden, space for fridge/freezer, door to.

**BATHROOM** 6' 7" x 6' 4" (2.01m x 1.93m) Obscure PVC double glazed window to rear aspect, radiator, panel enclosed bath with mains shower over, pedestal mounted wash basin, close coupled WC, tiled to principal areas, extractor fan.

**FIRST FLOOR LANDING** Loft hatch, doors to.

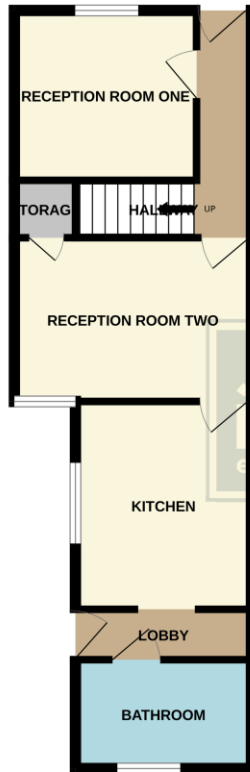
**BEDROOM ONE** 12' 9" into recess x 10' 5" (3.89m x 3.18m) PVC double glazed window to front aspect, radiator, built in storage.

**BEDROOM TWO** 12' 9" into recess x 10' 4" (3.89m x 3.15m) PVC double glazed window to rear aspect, radiator, built in storage.

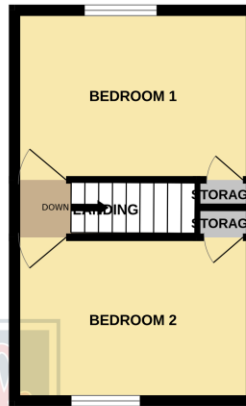
**REAR GARDEN** South facing, mainly laid to lawn with patio area, wooden storage shed.



GROUND FLOOR



1ST FLOOR



**Jeffries  
Dibbensen**  
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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		84 B
69-80	C		
55-68	D	63 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  
Dibbensen**  
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