



£205,000
18 Lincoln Road
Portsmouth, PO1 5BG

PROPERTY SUMMARY

Jeffries & Dibbens are pleased to bring to the market this two bedroom, mid-terraced property located in Lincoln Road, Fratton. Well presented throughout, the accommodation on offer comprises two reception rooms, an 11ft modern fitted kitchen, a utility room, an upstairs bathroom, plus two bedrooms. Additional benefits include double glazing, gas central heating and a 32ft, south-facing rear garden. Contact our Portsmouth branch to arrange your viewing, open late! 02392 661 662





OBSCURE PVC DOUBLE GLAZED FRONT DOOR

PORCH Wall mounted gas meter, door to:-

HALLWAY Opens to reception room one, stairs to first floor, door to reception room two, radiator.

RECEPTION ROOM ONE 10' 05" x 9' 08" (3.18m x 2.95m) PVC double glazed window to front aspect, double radiator, under stairs storage, built in cupboard housing electric meter.

RECEPTION ROOM TWO 12' 09" x 10' 04" (3.89m x 3.15m) PVC double glazed window to rear aspect, double radiator, door to kitchen.

KITCHEN 11' 07" x 7' 06" (3.53m x 2.29m) PVC double glazed window to side aspect, radiator, range of wall and base level units, roll top work surfaces, tiling to principal areas, 1 1/2 bowl stainless steel sink and drainer unit with mixer tap over, space for fridge/freezer, plumbing for washing machine, space for cooker, door to lobby.

LOBBY Opening to utility room, PVC double glazed door to garden.

UTILITY ROOM PVC double glazed window to rear aspect, wall mounted 'Vaillant' combination boiler.

FIRST FLOOR LANDING Doors to:-

BEDROOM ONE 12' 09" x 10' 05" (3.89m x 3.18m) PVC double glazed window to front aspect, radiator, feature fireplace.

BEDROOM TWO 10' 05" x 6' 10" (3.18m x 2.08m) PVC double glazed window to rear aspect, radiator, built-in storage cupboard.

BATHROOM 7' 02" x 5' 06" (2.18m x 1.68m) Obscure PVC double glazed window to rear aspect, tiling to principal areas, close coupled WC, pedestal mounted wash basin, panelled bath with shower over, chrome heated towel radiator.

GARDEN 32' (9.75m) Mainly laid to lawn with patio area, fully enclosed, south facing.



Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of areas, volumes, rooms and any other details are approximate and no responsibility is taken for any errors, omissions or misstatements. 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. Made with Metaplan 12/2018

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		
69-80	C		78 C
55-68	D	59 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.



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