



£230,000
48 Lincoln Road
Portsmouth, PO1 5BG

PROPERTY SUMMARY

NO FOWARD CHAIN!! Jeffries & Dibbens are pleased to offer for sale this two double bedroom, terraced property located in Lincoln Road, Fratton. Well presented throughout the property benefits from two reception rooms, 11' modern fitted kitchen, a three piece downstairs shower room and a south facing rear garden. Other benefits include double glazing and gas central heating. Contact Jeffries & Dibbens today to arrange your internal viewing! 02392 661662.





OBSCURE PVC DOUBLE GLAZED FRONT DOOR

HALLWAY Laminate wooden flooring, door to reception room one, stairs to first floor, door to reception room two.

RECEPTION ROOM ONE 13'07" narrowing to 10'5" x 9' 11" (4.22m x 3.02m) PVC double glazed window to front aspect, radiator, cupboard housing mains, under stairs storage cupboard.

RECEPTION ROOM TWO 12' 11" x 10' 4" (3.94m x 3.15m) PVC double glazed window to rear aspect, radiator, opening to kitchen, laminate wooden flooring.

KITCHEN 11' 4" x 7' 8" (3.45m x 2.34m) PVC double glazed door to garden, PVC double glazed window to side aspect, spot lighting, Grey tile vinyl flooring, range of wall and base units, roll top work surfaces, tiled to principle areas, stainless steel sink and mixer tap with drainer unit, electric hob and oven, stainless steel extractor hood, integral fridge/freezer, plumbing for washing machine, wall mounted 'Glowworm' combination boiler, radiator, door to bathroom.

SHOWER ROOM Obscure PVC double glazed window to rear aspect, stainless steel towel radiator, three piece shower suite comprising walk in shower cubicle, close coupled WC, pedestal basin, fully tiled, ceramic tiled flooring.

FIRST FLOOR LANDING Doors to bedroom one and bedroom two.

BEDROOM ONE 12' 11" x 10' 5" (3.94m x 3.18m) PVC double glazed window to front aspect, radiator.

BEDROOM TWO 12' 11" x 10' 5" (3.94m x 3.18m) PVC double glazed window to rear aspect, radiator, storage area.

REAR GARDEN South facing, fully enclosed, paved, outside tap, storage shed/workshop.





Whilst every attempt has been made to ensure the accuracy of the floorplans 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	67 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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