

£230,000

86 Ernest Road

Portsmouth, PO1 5RF

PROPERTY SUMMARY

NO FORWARD CHAIN! Jeffries & Dibbens are delighted to offer for sale this three DOUBLE bedroom, terraced property located on Ernest Road, Fratton. The accommodation comprises a 22ft reception room, a conservatory, a fitted kitchen, and a ground-floor bathroom. The first floor consists of three double bedrooms and access to a loft room. Additional benefits include gas central heating, double glazing throughout, and a fully enclosed west-facing garden with an outbuilding/bar and rear pedestrian access. To appreciate all that this property has to offer, please contact Jeffries & Dibbens Portsmouth today on 02392 661 662

3

1

1











OBSCURE FRONT DOOR TO RECEPTION ROOM

RECEPTION ROOM 24' 3" x 13' (7.39m x 3.96m) PVC double glazed window to front aspect, double radiator, spotlight lighting, PVC double glazed window to rear aspect, cupboard housing electric and gas meter, door to hallway.

HALLWAY Stairs to first floor, door to conservatory, door to kitchen.

CONSERVATORY 18' x 3' 4" (5.49m x 1.02m) Tiled flooring, plumbing for washing machine, PVC double glazed window to rear aspect.

KITCHEN Window to side aspect, range of wall and base units, roll top work surfaces, 1 1/2 bowl stainless steel sink with mixer tap and drainer unit, double radiator, tiled flooring, cupboard housing wall mounted combination boiler, integral oven, induction hob, overhead stainless steel extractor fan with glass hood, tiled splash back, plumbing for washing machine, open to lobby, breakfast bar.

LOBBY PVC double glazed back door to garden, door to bathroom.

BATHROOM Obscure PVC double glazed window to rear aspect, close coupled WC, vanity unit, walk in shower cubicle, walk in shower cubicle, extractor fan, spot lighting, bath, tiled to principle areas.

FIRST FLOOR LANDING Obscure PVC double glazed window to side aspect, door to bedroom one, two, three, ladder to loft room.

BEDROOM ONE 11' 11" x 10' 11" (3.63m x 3.33m) PVC double glazed window to front aspect, double radiator, fitted wardrobes.

BEDROOM TWO 12' x 10' (3.66m x 3.05m) PVC double glazed window to rear aspect, double radiator.

BEDROOM THREE 12'2" narrowing to' 11'5" x 8' 8" (3.94m x 2.64m) PVC double glazed window to rear aspect, double radiator.

LOFT ROOM 12' 8" x 11' 8" (3.86m x 3.56m) Velux window to front aspect, double radiator, two eaves storage.

GARDEN West facing, fully enclosed, door to outbuilding/bar, artificial grass.

OUTBUILDING/BAR 13' 8" maximum x 13' 2" maximum (4.17m x 4.01m) Rear pedestrian access, bar area, spot lighting.



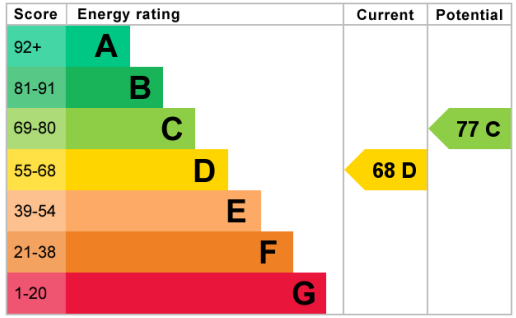
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.
Made with Metropix ©2026

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.

Jeffries & Dibbens estate and letting agents

OFFICE ADDRESS
112/114 London Road,
Portsmouth, Hampshire, PO2
0LZ

CONTACT
023 9266 1662
portsmouth@jeffries.co.uk
www.jdea.co.uk