



**£249,950**  
**45 Lincoln Road**  
Portsmouth, PO1 5BG

## PROPERTY SUMMARY

Jeffries & Dibbens are delighted to bring to the market this three double bedroom, mid-terraced property located in Lincoln Road, Fratton. Well presented throughout, accommodation comprises two reception rooms both measuring at 13ft, an 11ft modern fitted kitchen, a modern fitted downstairs bathroom, plus three double bedrooms. Additional benefits include double glazing, gas central heating and a fully enclosed rear garden. We anticipate high levels of interest in this property and advise booking your internal viewing at your earliest convenience. Contact our Portsmouth office, open late! 02392 661 662





#### COMPOSITE FRONT DOOR

**RECEPTION ROOM ONE** 13' 2" x 10' 10" into recess (4.01m x 3.3m) PVC double glazed window to front aspect, built in cupboard housing meters, wood laminate flooring, feature fireplace with log burner, opening to.

**RECEPTION ROOM TWO** 13' x 10' 9" (3.96m x 3.28m) PVC double glazed window to rear aspect, vertical radiator, wood laminate flooring, door to lobby.

**LOBBY** Stairs to first floor, under stairs storage cupboard, wood laminate flooring, doorway to kitchen, obscure PVC double glazed door to lean-to.

**LEAN-TO** PVC double glazed window to rear aspect, PVC double glazed door to rear garden, tiled flooring, polycarbonate roof.

**KITCHEN** 11' 7" x 7' 10" (3.53m x 2.39m) PVC double glazed window to side aspect, range of wall and base units, square edge work surfaces with matching splash back, 'Butler' style sink with mixer tap over, integrated electric oven and induction hob with extractor hood over, integral dishwasher, integral washing machine, integral fridge and freezer, wood laminate flooring, column radiator, cupboard housing combination boiler.

**BATHROOM** 8' 4" x 6' 3" (2.54m x 1.91m) Obscure PVC double glazed window to rear aspect, vertical radiator, panel enclosed bath with electric shower unit over, vanity unit, low level WC with concealed cistern, vinyl flooring, chrome heated towel rail, partially panelled walls, extractor fan, built in storage cupboard.

**FIRST FLOOR LANDING** Loft hatch, PVC double glazed window to side aspect, doors to.

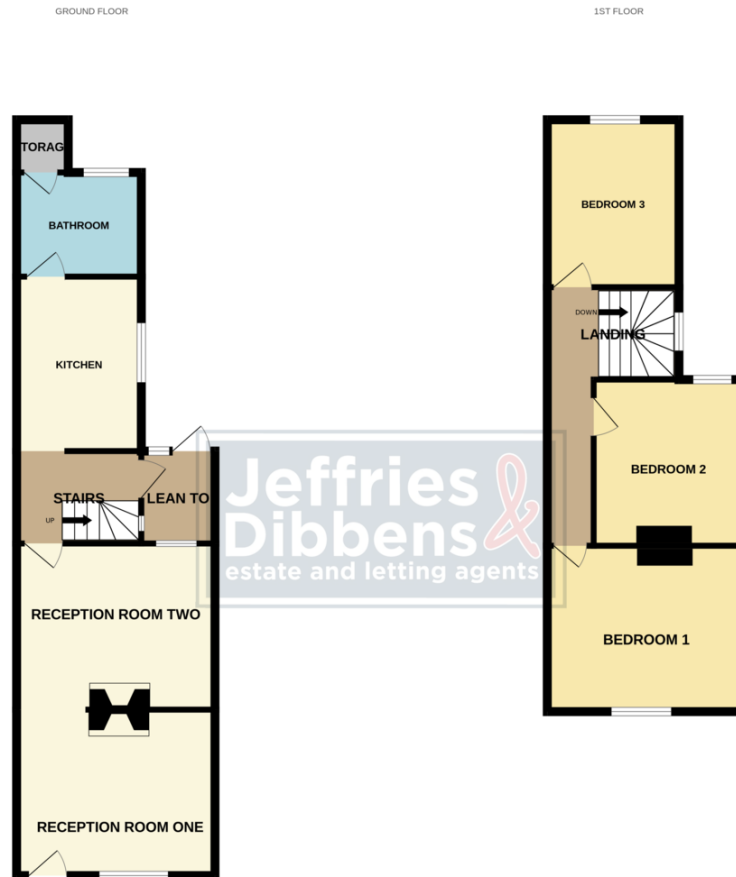
**BEDROOM ONE** 13' 2" x 10' 11" into recess (4.01m x 3.33m) PVC double glazed window to front aspect, column radiator, wood laminate flooring.

**BEDROOM TWO** 10' 11" x 9' 9" (3.33m x 2.97m) PVC double glazed window to rear aspect, wood laminate flooring, column radiator.

**BEDROOM THREE** 11' 2" x 8' 1" (3.4m x 2.46m) PVC double glazed window to rear aspect, column radiator, wood laminate flooring.

**REAR GARDEN** 23' 10" (7.26m) Mainly laid to artificial grass with paved area and raised border, brick built storage shed with power and lighting.





**Jeffries & Dibbens**  
estate and letting agents

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

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		87   B
69-80	C	73   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



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