

£225,000

81 Samuel Road

Portsmouth, PO1 5QA

PROPERTY SUMMARY

Jeffries & Dibbens are pleased to offer for sale this two double bedroom, mid-terraced property located in Samuel Road, Fratton. Well presented throughout, the accommodation on offer comprises two reception rooms, an 11ft modern fitted kitchen, a modern fitted bathroom with separate WC, plus two double bedrooms. Additional benefits include double glazing, gas central heating and a 46ft landscaped rear garden. An internal viewing is advised and this can be arranged by calling our Portsmouth branch! 02392 661 662

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OBSCURE PVC DOUBLE GLAZED FRONT DOOR

HALLWAY Radiator, stairs to first floor, doorway to reception room one, door to reception room two.

RECEPTION ROOM ONE 9' 3" x 9' 0" (2.82m x 2.74m) PVC double glazed window to front aspect, radiator, cupboard housing gas meter.

RECEPTION ROOM TWO 12' 1" x 10' 6" (3.68m x 3.2m) PVC double glazed door to garden, double radiator, under stairs storage cupboard housing electric meter and fuse board, door to kitchen, laminate wood flooring.

KITCHEN 11' 1" x 7' 3" (3.38m x 2.21m) PVC double glazed window to side aspect, range of wall and base level units, 'Polar Pine' square edge work surfaces, stainless steel sink and drainer unit with mixer tap over, fitted stainless steel electric oven, halogen hob and stainless steel extractor over, plumbing for washing machine, cupboard housing 'Vailliant' combination boiler, fully tiled, door to inner lobby, laminate wood flooring.

INNER LOBBY PVC double glazed door to garden, door to WC and bathroom, laminate wood flooring.

WC Obscure PVC double glazed window to side aspect, radiator, close coupled WC, laminate wood flooring.

BATHROOM Obscure PVC double glazed window to rear aspect, panelled bath with 'Mira' electric shower over, pedestal mounted wash basin, stainless steel towel radiator, fully tiled, laminate wood flooring.

FIRST FLOOR LANDING Doors to:-

BEDROOM ONE 12' 02" x 9' 03" (3.71m x 2.82m) PVC double glazed window to rear aspect, double radiator, loft hatch, built in storage cupboard.

BEDROOM TWO 11' 11" x 10' 07" (3.63m x 3.23m) PVC double glazed window to rear aspect, double radiator, built in storage cupboard.

GARDEN 46' (14.02m) in length Landscaped, laid to artificial grass and decorative stone & slate chipping, raised decked area, patio area, outside tap.



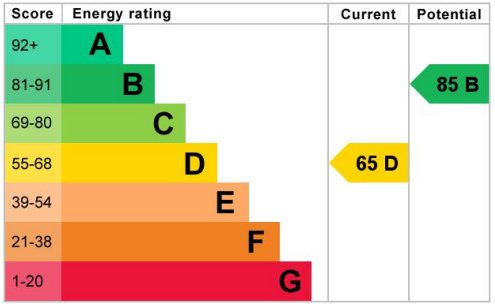
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



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

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