



OFFERS OVER
£199,500
58 Adames Road
Portsmouth, PO1 5QG

PROPERTY SUMMARY

NO FORWARD CHAIN! Located in Adames Road, Fratton this terraced house is available for sale with Jeffries & Dibbens of Portsmouth. Accommodation comprises two double bedrooms to the first floor in addition to 4-piece bathroom measuring 10' x 8'. The ground floor offers a 22' lounge/diner and a 10' kitchen which overlooks the 21', west-facing rear garden. Further benefits include gas central heating and full double glazing. Arrange your viewing today! 023 92 661 662





PVC DOUBLE GLAZED FRONT DOOR

INNER PORCH Wall mounted gas meter, door to.

RECEPTION ROOM 22' 4" x 12' 10" (6.81m x 3.91m) PVC double glazed window to front aspect, double glazed door to lean-to, double radiator, door to hallway.

HALLWAY Double radiator, stairs to first floor, door to kitchen.

KITCHEN 10' 7" x 8' 1" (3.23m x 2.46m) PVC double glazed window to rear aspect, range of wall and base units, roll top work surfaces, stainless steel sink with mixer tap and drainer, fitted electric hob, fitted electric oven, tiled splash back, plumbing for washing machine and dishwasher, wall mounted cupboard, PVC double glazed door to garden, ceramic tiled flooring.

FIRST FLOOR LANDING Loft access, door to all rooms, PVC double glazed window to side aspect.

BATHROOM 10' 7" x 8' (3.23m x 2.44m) Obscure PVC double glazed window to rear aspect, four piece bathroom suite comprising corner panel enclosed bath, bidet, pedestal wash basin, close coupled WC, walk in shower cubicle, extractor, tiled splash back.

BEDROOM ONE 12' 10" x 10' 11" (3.91m x 3.33m) PVC double glazed window to front aspect, double radiator.

BEDROOM TWO 10' 11" x 9' 10" (3.33m x 3m) PVC double glazed window to rear aspect, radiator.

REAR GARDEN 21' (6.4m) approx. West facing, fully enclosed, laid to paving, flower and shrub borders, outside tap.





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 misstatement. This plan is for illustrative purposes only and should be used as such for 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 Floorplan 02/24

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		
55-68	D		
39-54	E	48 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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