



£229,995
86 Samuel Road
Portsmouth, PO1 5QD

PROPERTY SUMMARY

Jeffries & Dibbens are delighted to bring to the market this three bedroom, mid-terraced property located in Samuel Road, Fratton. Well presented throughout, accommodation on offer comprises a 21ft reception room, a 10ft modern fitted kitchen, a downstairs bathroom, plus three double bedrooms. Additional benefits include double glazing, gas central heating and an enclosed courtyard style garden. We feel this property is ideally suited to first time buyers and investors alike, so contact our Portsmouth branch now to arrange your viewing! 02392 661 662





PVC DOUBLE GLAZED FRONT DOOR

PORCH Wall mounted gas meter, door to.

RECEPTION ROOM 21' 8" x 12' 9" (6.6m x 3.89m) PVC double glazed window to front aspect, PVC double glazed window to rear aspect, dado rail, wood laminate flooring, radiator, door to.

INNER LOBBY Stairs to first floor, radiator, wood laminate flooring, under stairs storage area, obscure PVC double glazed door to side, doorway to kitchen.

KITCHEN 10' 8" x 7' 8" (3.25m x 2.34m) PVC double glazed window to side aspect, range of wall and base units, roll top work surfaces, 1 1/2 bowl stainless steel sink and drainer unit with adjustable mixer tap, integral electric oven and gas hob, space for fridge/freezer, space for tumble dryer, plumbing for washing machine, tiled to principal areas, kickboard lighting, door to.

BATHROOM 7' 2" x 5' 11" (2.18m x 1.8m) Obscure double glazed window to rear aspect, obscure PVC double glazed window to side aspect, panelled 'P' shape bath with mains shower, pedestal mounted wash basin, close coupled WC, tiled to principal areas, tiled flooring, heated towel rail, spotlighting, cupboard housing 'Vaillant' combination boiler.

FIRST FLOOR LANDING Obscure PVC double glazed window to side aspect, loft hatch, doors to.

BEDROOM ONE 13' 1" x 10' 4" (3.99m x 3.15m) PVC double glazed window to front aspect, radiator, built in storage cupboard.

BEDROOM TWO 10' 11" x 9' 7" (3.33m x 2.92m) PVC double glazed window to rear aspect, radiator.

BEDROOM THREE 9' 5" x 7' 10" (2.87m x 2.39m) PVC double glazed window to rear aspect, radiator.

REAR GARDEN Mainly laid to paving, raised border, 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

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	72 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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