

Jeffries & Dibbens
FOR SALE
023 9266 1462

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£215,000
19 Adames Road
Portsmouth, PO1 5QE

PROPERTY SUMMARY

NO FORWARD CHAIN! Jeffries & Dibbens are delighted to offer for sale two double bedroom, terraced property located in Adames Road, Fratton. Accommodation comprises two double bedrooms, a downstairs bathroom, an open-plan kitchen/dining room and a separate reception room. Additional benefits include gas central heating, double glazing throughout and a fully-enclosed, private garden. To appreciate all that is on offer, please contact Jeffries & Dibbens Portsmouth today! 02392 661 662

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OBSCURE PVC DOUBLE GLAZED FRONT DOOR

PORCH Door to reception room one, gas and electric meters.

RECEPTION ROOM 11' into recess x 11' 8" narrowing to 8'3" (3.35m x 3.56m) PVC double glazed window to front aspect, double radiator, radiator, feature fireplace with wood surround and tiled hearth, open to kitchen/diner.

KITCHEN/DINER 19' 7" narrowing to 16'10" plus cupboard depth x 11' 10" narrowing to 8'10" (5.97m x 3.61m) PVC double glazed windows to side and rear aspect, range of wall and base units, wine rack, 1 1/2 bowl resin sink with mixer tap and drainer unit, gas hob, integral electric oven, integral slimline dishwasher, space for fridge/freezer, integral washing machine, spot lighting, polycarbonate roof, stairs to first floor, door to bathroom, door to under stairs cupboard space.

BATHROOM Obscure PVC double glazed windows to rear and side aspect, stainless steel heated towel rail, pedestal wash basin, bath with shower, tiled flooring, tiled to principal areas, close coupled WC.

FIRST FLOOR LANDING Doors to bedroom one and bedroom two.

BEDROOM ONE 11' 7" x 11' (3.53m x 3.35m) PVC double glazed window to front aspect, radiator.

BEDROOM TWO 11' x 8' 11" (3.35m x 2.72m) PVC double glazed window to rear aspect, double radiator, cupboard housing wall mounted combination Glowworm boiler.

REAR GARDEN 15' 8" (4.78m) Fully enclosed, raised decked 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	52 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.

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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