



OFFERS OVER  
**£210,000**  
**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.



GROUND FLOOR

1ST FLOOR



**Jeffries**  
**Dibbens**  
estate and letting agents

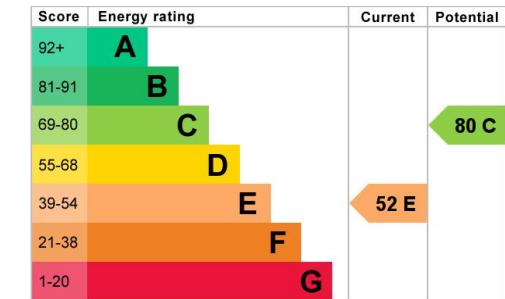
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance purposes only and should not be used 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

**OFFICE ADDRESS**  
112/114 London Road,  
Portsmouth, Hampshire, PO2  
0LZ

**CONTACT**  
023 9266 1662  
[portsmouth@jeffries.co.uk](mailto:portsmouth@jeffries.co.uk)  
[www.jdea.co.uk](http://www.jdea.co.uk)