



**£195,000**  
**7 Samuel Road**  
Portsmouth, PO1 5PZ

## PROPERTY SUMMARY

NO FORWARD CHAIN! Jeffries & Dibbens are pleased to bring to the market this two bedroom, mid-terraced property located in Samuel Road, Fratton. Ideally suited to first time buyers and investors alike, the accommodation on offer comprises an 18ft reception room, a 12ft fitted kitchen, a fitted downstairs bathroom, a lean-to, plus two double bedrooms. Additional benefits include majority double glazing, gas central heating, plus an enclosed 30ft rear garden. Contact our Portsmouth branch to arrange your internal viewing, open late! 02392 661 662

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#### **OBSCURE PVC DOUBLE GLAZED FRONT DOOR**

**PORCH** Wall mounted cupboard housing meters, obscure glazed door to:-

**RECEPTION ROOM** 18' 10" x 11' 5" narrowing to 8' 4" (5.74m x 3.48m) PVC double glazed window to front aspect, radiator, stairs to first floor, under stairs storage, door to kitchen.

**KITCHEN** 12' 02" max x 10' 08" (3.71m x 3.25m) PVC double glazed window to rear aspect, door to lobby, range of wall and base level units, roll top work surfaces, stainless steel sink and drainer unit with mixer tap over, integral electric oven with gas hob and extractor hood over, tiling to principal areas, fridge/freezer, slimline dishwasher.

**LOBBY/UTILITY** Obscure PVC double glazed door to lean-to, tiled floor, washing machine, tumble dryer, wall mounted combination boiler, door to bathroom.

**BATHROOM** 6' 05" x 5' 09" (1.96m x 1.75m) Obscure PVC double glazed window to rear aspect, panelled bath with mains shower over, pedestal mounted wash basin, close coupled WC, tiling to principal areas, tiled floor, radiator, extractor fan.

**LEAN-TO** Window to rear aspect, door to garden, corrugated plastic roof.

**FIRST FLOOR LANDING** Doors to:-

**BEDROOM ONE** 11' 04" x 8' 06" (3.45m x 2.59m) PVC double glazed window to front aspect, radiator.

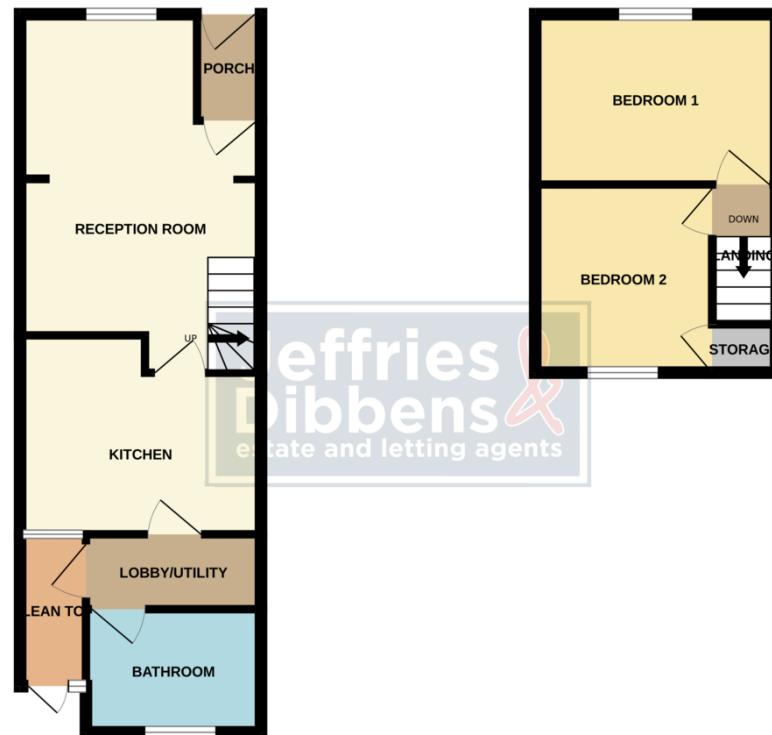
**BEDROOM TWO** 9' 05" x 8' 07" (2.87m x 2.62m) PVC double glazed window to rear aspect, radiator, built-in wardrobe.

**GARDEN** 30' 01" x 11' 09" (9.17m x 3.58m) Mainly laid to paving, shingle & shrub borders, storage shed, outside tap.



GROUND FLOOR

1ST FLOOR



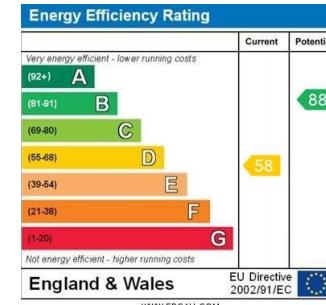
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



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