

£219,995
51 Samuel Road
Portsmouth, PO1 5PZ

PROPERTY SUMMARY

NO FORWARD CHAIN! This very well presented, end terraced house located in Samuel Road, Fratton is available for sale with Jeffries & Dibbens of Portsmouth. The two comfortable double bedrooms are complimented by two reception rooms, a 12', modern-fitted kitchen and a downstairs bathroom. The property boasts full double glazing, gas central heating and an attractive, fully enclosed, rear garden. Contact our Portsmouth branch today to arrange your internal inspection! 023 92 661 662





COMPOSITE FRONT DOOR

HALLWAY Obscure PVC double glazed window to front aspect, vertical radiator, stairs to first floor, doors to reception room one and reception room two.

RECEPTION ROOM ONE 10' 6" x 9' (3.2m x 2.74m) PVC double glazed window to front aspect, double radiator, under stairs storage space, gas and electric meters in wooden housing.

RECEPTION ROOM TWO 12' 1" x 10' 2" (3.68m x 3.1m) PVC double glazed window to rear aspect, double radiator, laminate wooden flooring, opening to kitchen.

KITCHEN 12' 4" x 6' 8" (3.76m x 2.03m) PVC double glazed window to side aspect, range of wall and base units, roll top work surfaces, stainless steel sink with mixer tap and drainer, tiled splash back, gas cooker point, plumbing for washing machine, wall mounted combination boiler, opening to lobby.

LOBBY Obscure PVC double glazed door to garden, space for fridge/freezer, tiled to principal areas, sliding door to bathroom.

BATHROOM Obscure PVC double glazed window to rear aspect, stainless steel towel radiator, three piece bathroom suite comprising tiled panelled bath and shower over, pedestal basin, close coupled WC, fully tiled, ceramic tiled flooring, extractor.

FIRST FLOOR LANDING Loft hatch, door to bedroom one and bedroom two.

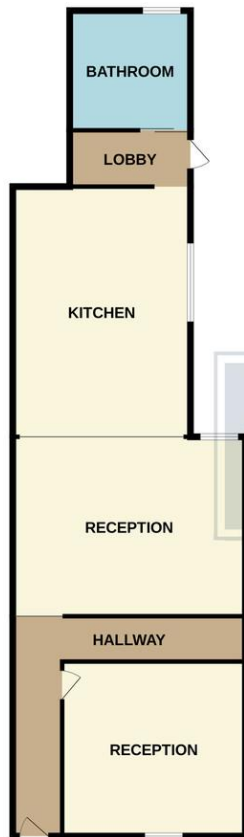
BEDROOM ONE 12' 1" x 9' 11" (3.68m x 3.02m) PVC double glazed window to front aspect, double radiator.

BEDROOM TWO 12' 1" x 10' 5" (3.68m x 3.18m) PVC double glazed window to rear aspect, double radiator, shelving unit.

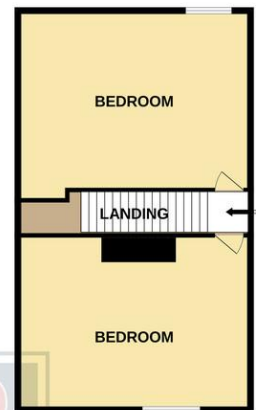
REAR GARDEN 22' (6.71m) Fully paved, raised flower and shrub borders, outside tap, block built shed.



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 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

EPC TO FOLLOW

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
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