



**£210,000**  
**53 Adames Road**  
Portsmouth, PO1 5QE

## PROPERTY SUMMARY

Well Presented Throughout! Jeffries & Dibbens are delighted to offer for sale this two double bedroom, terraced property located in Adames Road, Fratton. In addition to two double bedrooms, accommodation comprises two reception rooms, a modern-fitted kitchen and a fitted shower room. Additional benefits include gas central heating, double glazing throughout and a fully-enclosed, rear garden. To appreciate all that is on offer, please contact Jeffries & Dibbens Portsmouth today! 02392 661 662





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

**HALLWAY** Door to reception room one, reception room two, stairs to first floor, radiator, laminate flooring.

**RECEPTION ROOM ONE** 10' 10" x 9' 10" into recess (3.3m x 3m) PVC double glazed window to front aspect, radiator, cupboard housing meters.

**RECEPTION ROOM TWO** 12' 11" x 10' 11" (3.94m x 3.33m) Obscure PVC double glazed window to rear aspect, open to kitchen, double radiator, door to under stairs storage cupboard.

**KITCHEN** 9' x 8' 8" (2.74m x 2.64m) PVC double glazed window to side aspect, range of wall and base units, roll top work surfaces, resin sink with mixer tap and drainer unit, spot lighting, tiled splash back, space for fridge/freezer, integral electric oven, gas hob, overhead extractor fan, plumbing for washing machine, space for dryer, tiled flooring, tiled to principal areas, open to hallway, inspection hatch.

**HALLWAY** Door to bathroom, obscure PVC double glazed back door to garden, tiled flooring, wall mounted Worcester combination boiler.

**BATHROOM** Obscure PVC double glazed window to rear aspect, close coupled WC, pedestal wash basin, walk in shower cubicle with rainfall shower, tiled flooring, tiled to principal areas, heated towel rail.

**FIRST FOOR LANDING** Door to bedroom one, bedroom two.

**BEDROOM ONE** 13' into recess x 10' 11" (3.96m x 3.33m) PVC double glazed window to front aspect, radiator, fitted storage.

**BEDROOM TWO** 13' into recess x 10' 11" (3.96m x 3.33m) PVC double glazed window to rear aspect, radiator, laminate flooring.

**GARDEN** 12ft' (3.66m) East facing, fully enclosed, artificial grass, outside tap, outdoor storage.





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.



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