

P 2 hours
No return to zone
within 4 hours
GA Zone Permit Holders
Exempt

P 
Electric vehicle
recharging point
only

4

Jeffries Dibbens
FOR SALE
01753 644000

£205,000
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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	80 C
55-68	D		
39-54	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

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

CONTACT
023 9266 1662
portsmouth@jeffries.co.uk
www.jdea.co.uk