



**£199,995**  
**15 Adames Road**  
Portsmouth, PO1 5QE

## PROPERTY SUMMARY

NO FORWARD CHAIN! Jeffries & Dibbens are delighted to bring to the market this two bedroom, mid-terraced property located in Adames Road, Fratton. Well presented throughout, the accommodation on offer comprises a 22ft open plan reception room, a 10ft fitted kitchen, a modern fitted downstairs bathroom, plus two bedrooms. Additional benefits include double glazing, gas central heating and a south facing rear garden. Contact our Portsmouth branch to arrange your viewing, open late! 02392 661 662





**OBSCURE PVC DOUBLE GLAZED FRONT DOOR TO:-**

**LOBBY** Stairs to first floor, radiator, obscure burrowed light window to reception room, doorway to reception room.

**RECEPTION ROOM** 22' 06" x 11' 08" (6.86m x 3.56m) PVC double glazed window to front aspect, PVC double glazed window to rear aspect, two radiators, laminate flooring, under stairs storage cupboard, obscure borrowed light window to kitchen, doorway to kitchen.

**KITCHEN** 10' 03" x 6' 04" (3.12m x 1.93m) PVC double glazed window to side aspect, range of wall and base units, roll top work surfaces, stainless steel sink and drainer unit with mixer tap, integral electric oven, integral five ring gas hob with extractor hood over, plumbing for washing machine, space for tumble dryer, tiled to principle area, tiled flooring, doorway to:-

**REAR LOBBY** Obscure PVC double glazed door to garden, space for fridge/freezer, door to bathroom.

**BATHROOM** 7' 01" x 6' 04" (2.16m x 1.93m) Obscure PVC double glazed window to side aspect, panelled 'P' shape bath with electric shower unit over, pedestal mounted wash basin, close coupled WC, heated towel radiator, tiled walls, tiled flooring, extractor.

**FIRST FLOOR LANDING** Loft hatch, doors to:-

**BEDROOM ONE** 10' 02" x 8' 09" excluding wardrobe depth (3.1m x 2.67m) PVC double glazed window to front aspect, radiator, built in wardrobe, additional built in wardrobe with sliding doors, laminate flooring.

**BEDROOM TWO** 11' 08" x 9' 09" maximum (3.56m x 2.97m) PVC double glazed window to rear aspect, built in storage cupboard, radiator.

**GARDEN** Fully enclosed courtyard style garden, mainly laid to concrete, outside tap.





Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of floors, walls, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. 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 is to be given regarding their operation or efficiency and no liability shall be taken by the agent.

**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		90 B
69-80	C		
55-68	D	64 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.



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