

OFFERS IN EXCESS OF
£200,000
71 Samuel Road
Portsmouth, PO1 5QA

PROPERTY SUMMARY

Jeffries & Dibbens are delighted to bring to the market this two bedroom, mid-terraced property located in Samuel Road, Fratton. Well presented throughout, the accommodation on offer comprises two reception rooms, a 12ft modern fitted kitchen, a modern fitted upstairs bathroom, plus two bedrooms. Additional benefits include double glazing, gas central heating and a 56ft (approx.) enclosed rear garden. Contact our Portsmouth branch to arrange your internal viewing, open late! 02392 661 662





PVC DOUBLE GLAZED DOOR

RECEPTION ROOM ONE 12' 1" x 9' 6" (3.68m x 2.9m) PVC double glazed window to front aspect, radiator, stairs to first floor, concealed gas and electric meters, door to:-

RECEPTION ROOM TWO 11' 10" x 10' 1" (3.61m x 3.07m) PVC double glazed window to rear aspect, radiator, under stairs storage, doorway to:-

KITCHEN 12' 11" x 8' 1" (3.94m x 2.46m) Obscure PVC double glazed window to side aspect, PVC double glazed doors to garden, range of wall and base units, wood block work surfaces with matching splash back, 'Butler' style sink with mixer tap, space for cooker, plumbing for washing machine, integral fridge/freezer, vertical radiator, wall mounted 'Ideal' combination boiler.

FIRST FLOOR LANDING Loft access, doors to.

BEDROOM ONE 12' x 9' 6" (3.66m x 2.9m) PVC double glazed window to front aspect, radiator, integral storage.

BEDROOM TWO 10' 3" x 5' 11" (3.12m x 1.8m) PVC double glazed window to rear aspect, radiator, integral storage.

BATHROOM 7' 3" x 5' 8" (2.21m x 1.73m) Obscure PVC double glazed window to rear aspect, radiator, close coupled WC, wash basin, panel enclosed bath with shower attachment, part tiled, extractor fan.

REAR GARDEN 56' 5" (17.2m) approx. Fully enclosed, mainly laid to paving with mature tree & shrub borders.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. 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. Made with Metagen 1/2018

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		85 B
69-80	C		
55-68	D	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
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