



Jeffries Dibbens
FOR SALE
023 2066 462

£210,000
46 Samuel Road
Portsmouth, PO1 5QB



PROPERTY SUMMARY

NO FORWARD CHAIN!! Jeffries & Dibbens are delighted to offer for sale this well presented, terraced house located in Samuel Road, Fratton. Accommodation comprises two bedrooms and a modern-fitted bathroom to the first floor. The ground floor boasts two reception rooms and a 13', modern-fitted kitchen. Additional benefits include gas central heating, double glazing and a west-facing rear garden. Contact our Portsmouth branch today to arrange your viewing!
023 92 661 662





PVC DOUBLE GLAZED FRONT DOOR

HALLWAY Cupboard housing gas and electric meter, vinyl flooring, stairs to first floor, door to reception room one and reception room two.

RECEPTION ROOM TWO 13' 5" x 10' 2" (4.09m x 3.1m) PVC double glazed window to rear aspect, radiator, vinyl flooring, under stairs storage cupboard, door to kitchen.

KITCHEN 13' 5" x 8' 2" (4.09m x 2.49m) PVC double glazed window to rear aspect, radiator, door to garden, range of wall and base units, roll top work surfaces, coloured sink with mixer tap over, electric cooker point, plumbing for washing machine, wall mounted 'Vaillant' combination boiler, fitted splash back, space for fridge/freezer, vinyl flooring, spot lighting, fitted extractor hood, inspection hatch.

FIRST FLOOR LANDING Doors to bedroom one, bedroom two and bathroom.

BEDROOM ONE 13' 4" x 10' 5" (4.06m x 3.18m) PVC double glazed window to front aspect, radiator, built in storage cupboard.

BATHROOM 7' 5" x 6' 9" narrowing to 5' 9" (2.26m x 2.06m) Obscure PVC double glazed window to rear aspect, three piece bathroom suite comprising panel enclosed bath with shower attachment, wash basin, enclosed low level WC, stainless steel towel radiator, tiled to principal areas, ceramic tiled flooring.

BEDROOM TWO 10' 6" x 6' 3" (3.2m x 1.91m) PVC double glazed window to rear aspect, radiator, built in storage unit, loft hatch.

REAR GARDEN Fully enclosed, courtyard style garden, west facing, wooden shed, outside tap, decked area.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any 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		90 B
69-80	C	71 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.



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