



**£230,000**  
**56 Adames Road**  
Portsmouth, PO1 5QG

## PROPERTY SUMMARY

NO FORWARD CHAIN! Jeffries & Dibbens are delighted to present for sale this terraced house located in Adames Road, Fratton. Accommodation comprises three bedrooms to the first floor including a master measuring 12' x 10'. The ground floor boasts a 22' lounge/diner in addition to the 16' kitchen and 9' bathroom. Further benefits include a utility room, gas central heating, double glazing and a west-facing, courtyard garden. Contact our Portsmouth branch to arrange your internal inspection. 023 92 661 662





**PVC DOUBLE GLAZED FRONT DOOR:**

**INNER PORCH:** Wall mounted meter cupboards, door to

**LOUNGE/DINER** 22' 2" x 12' 11" (6.76m x 3.94m) PVC double glazed window to front aspect, two double radiators, door to kitchen, PVC double glazed door to utility room, laminate wood flooring, spot lighting brick built fireplace and tiled hearth with gas point.

**KITCHEN** 16' 2" maximum x 7' 10" (4.93m x 2.39m) PVC double glazed window to side aspect, double radiator, opening to utility room and inner lobby, stairs to first floor, range of wall and base level units, roll top work surfaces, stainless steel sink with mixer tap and drainer unit, extractor hood, wall mounted combination boiler, tiled to principle area, under stairs storage cupboard.

**INNER LOBBY** Ceramic tiled flooring, PVC double glazed door to garden, door to bathroom.

**UTILITY ROOM** 13' x 3' 5" (3.96m x 1.04m) PVC double glazed window to side aspect, PVC double glazed door to garden, plumbing for washing machine.

**BATHROOM** 9' 8" maximum x 7' 3" (2.95m x 2.21m) Obscure PVC double glazed window to rear aspect, stainless steel towel rail radiator, three piece bathroom suite comprising tiled panelled bath and shower over, close coupled WC, wash hand basin, ceramic tiled flooring.

**LANDING** PVC double glazed window to side aspect, loft access, door to all rooms.

**BEDROOM ONE** 12' 11" x 10' 11" (3.94m x 3.33m) PVC double glazed window to front aspect, double radiator, built in wardrobe with overhead storage cupboard.

**BEDROOM TWO** 10' 11" x 9' 9" (3.33m x 2.97m) PVC double glazed window to rear aspect, radiator.

**BEDROOM THREE** 10' 6" x 7' 9" (3.2m x 2.36m) PVC double glazed window to rear aspect, radiator.

**OUTSIDE**

**COURTYARD GARDEN** West facing, fully enclosed, laid to paved, wooden shed.





Whilst every attempt has been made to ensure the accuracy of the floorplans 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		86 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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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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