



**£249,995**  
**92 Samuel Road**  
Portsmouth, PO1 5QD

## PROPERTY SUMMARY

BEAUTIFULLY PRESENTED THROUGHOUT! Jeffries & Dibbens are pleased to bring to the market this three bedroom, end-terraced property located in Samuel Road, Fratton. The accommodation on offer comprises two reception rooms, an 11ft modern fitted kitchen, a modern fitted bathroom, plus three bedrooms. Additional benefits include double glazing, gas central heating and an enclosed rear garden with side pedestrian access. Contact our Portsmouth branch to arrange your viewing, open late! 02392 661 662





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

**HALLWAY** Radiator, stairs to first floor, under stairs storage cupboard, obscure PVC double glazed door to side aspect, door to reception room one, door to reception room two, wood laminate flooring, wall mounted cupboard housing meter.

**RECEPTION ROOM ONE** 10' 04" x 9' 07" (3.15m x 2.92m) PVC double glazed window to front aspect, radiator, built in cupboard housing meter.

**RECEPTION ROOM TWO** 10' 02" into recess x 9' 05" maximum (3.1m x 2.87m) PVC double glazed window to rear aspect, radiator.

**KITCHEN** 11' 01" x 7' 11" (3.38m x 2.41m) PVC double glazed window to side aspect, range of wall and base units, square edge work surfaces, 1 1/2 bowl sink and drainer unit with mixer tap, integral electric oven with gas hob and extractor hood over, plumbing for washing machine, space for fridge/freezer, tiled to principle areas, tiled flooring, integral dish washer, wall mounted 'Glow-Worm' combination boiler, door to bathroom.

**BATHROOM** 7' 10" maximum x 5' 07" (2.39m x 1.7m) Obscure PVC double glazed window to rear aspect, panelled bath with mains shower over, close coupled WC, pedestal mounted wash basin, fully tiled walls and floor, extractor, spot lighting, chrome heated towel radiator.

**FIRST FLOOR LANDING** Obscure PVC double glazed window to side aspect, loft hatch, doors to:-

**BEDROOM ONE** 12' 11" into recess x 10' 03" maximum (3.94m x 3.12m) PVC double glazed window to front aspect, radiator.

**BEDROOM TWO** 10' 03" into recess x 9' 05" maximum (3.12m x 2.87m) PVC double glazed window to rear aspect, radiator.

**BEDROOM THREE** 10' 07" x 7' 07" (3.23m x 2.31m) PVC double glazed window to rear aspect, radiator.

**GARDEN** Laid to artificial grass with paved areas, side pedestrian access.



Jeffries & Dibbens  
estate and letting agents

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of blocks, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should not be used as a basis for any prospective purchase. The services, systems and appliances shown hereon have not been tested and no guarantee is given as to their operation or effectiveness. Made with AutoCAD 2012

**LOCAL AUTHORITY**  
Portsmouth City Council

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
Band B

**VIEWINGS**  
By prior appointment only

**EPC TO FOLLOW**

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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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