

**£179,995**  
**37 Samuel Road**  
Portsmouth, PO1 5PZ



## PROPERTY SUMMARY

NO FORWARD CHAIN! Jeffries & Dibbens are delighted to offer for sale this terraced, two bedroom house located in Samuel Road, Fratton. Accommodation comprises two double bedrooms to the first floor. The ground floor offers an 18' reception room, a 15', fitted kitchen and a fitted bathroom. Further benefits include gas central heating to the ground floor, double glazing and a fully enclosed, rear garden. Contact our Portsmouth branch to arrange your viewing. 023 92 661 662







#### **PVC DOUBLE GLAZED FRONT DOOR**

**ENTRANCE HALL** PVC double glazed window to front aspect, radiator, wall mounted gas and electric meters and consumer unit, French doors to reception room, stairs to first floor.

**RECEPTION ROOM** 18' 9" x 12' 1" (5.72m x 3.68m) PVC double glazed window to rear aspect, double radiator, fitted coal effect gas fire with feature surround and hearth, laminate wooden flooring, door to inner lobby.

**INNER LOBBY** Door to bathroom, door to kitchen.

**BATHROOM** Obscure PVC double glazed window to side aspect, radiator, three piece bathroom suite comprising panel enclosed bath and 'Triton' electric shower over, close coupled WC, pedestal wash basin, tiled to principal areas, extractor, inspection hatch.

**KITCHEN** 15' 5" x 6' 5" (4.7m x 1.96m) PVC double glazed windows to side and rear aspect, PVC double glazed door to garden, range of wall and base units, roll top work surfaces, stainless steel sink and drainer unit, plumbing for washing machine, gas cooker point, tiled to principal areas, wall mounted combination boiler, extractor hood.

**FIRST FLOOR LANDING** Doors to bedroom one and bedroom two.

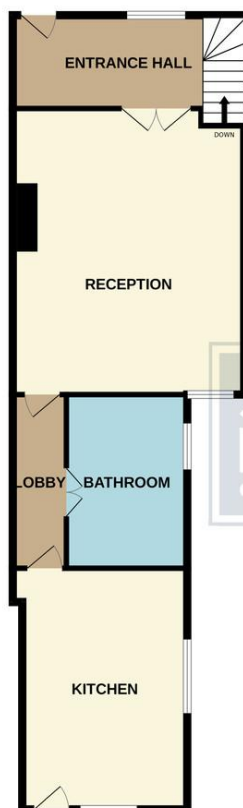
**BEDROOM ONE** 12' 1" x 10' 2" (3.68m x 3.1m) PVC double glazed window to rear aspect.

**BEDROOM TWO** 13' x 9' (3.96m x 2.74m) PVC double glazed window to front aspect, built in storage cupboard/wardrobe, loft access.

**REAR GARDEN** Fully enclosed, laid to paving, wooden shed, flower and shrub borders, outside tap.



GROUND FLOOR



1ST FLOOR



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Whilst every attempt has been made to ensure the accuracy of the floorplan 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 A

**VIEWINGS**  
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	66 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  
Dibbens &**  
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