



£205,000
100 Cuthbert Road
Portsmouth, PO1 5PY

PROPERTY SUMMARY

NO FORWARD CHAIN! This terraced two bedroom residence, located in Cuthbert Road, Fratton is available for sale with Jeffries & Dibbens of Portsmouth. Accommodation in addition to the two bedrooms includes a 23' lounge/diner, a fitted kitchen and a downstairs bathroom. Additional benefits include gas central heating, double glazing and a south westerley facing courtyard style garden. Contact us today to arrange your viewing! 023 92 661 662





OBSCURE PVC DOUBLE GLAZED FRONT DOOR

INNER PORCH Door to lounge/diner.

LOUNGE/DINER 23' 3" x 12' (7.09m x 3.66m) PVC double glazed windows to rear and front aspect, double radiator, radiator, laminate wooden flooring, stairs to first floor, door to kitchen.

KITCHEN 9' 6" x 7' 2" (2.9m x 2.18m) PVC double glazed window to side aspect, range of wall and base units, roll top work surfaces, stainless steel sink with mixer tap and drainer, fitted electric oven and stainless steel gas hob, door to lobby.

LOBBY Space for fridge/freezer, PVC double glazed door to garden, door to bathroom.

BATHROOM Obscure PVC double glazed window to rear aspect, radiator, three piece bathroom suite comprising panel enclosed bath and electric shower over, pedestal basin, low level WC, tiled splash back, extractor.

FIRST FLOOR LANDING Loft hatch, doors to bedroom one and bedroom two.

BEDROOM ONE 12' x 8' 6" (3.66m x 2.59m) PVC double glazed window to front aspect, double radiator, built in wardrobe.

BEDROOM TWO 11' 5" x 9' 3" (3.48m x 2.82m) PVC double glazed window to rear aspect, radiator, cupboard housing combination boiler.

REAR GARDEN South/west facing, fully enclosed courtyard style garden, flower and shrub border.





Jeffries & Dibbens
estate and letting agents

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 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

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	72 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



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