

# **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.

**LOUNG E/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"  $\times$  7' 2" (2.9m  $\times$  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.

GROUND FLOOR 1ST FLOOR



Whist every attempt has been made to ensure the accuracy of the floorplan contained here, measurem of doors, windows, rooms and any other items are approximate and no responsibility is taken for any en omission or mis-statement. This plan is for illustrative purposes only and should be used as such by an prospective purchaser. The services, systems and appliances shown have not been rested and no guara as to when open and the promoting of efficiency can be given.

# LOCAL AUTHORITY

Portsmouth City Council

### **TENURE**

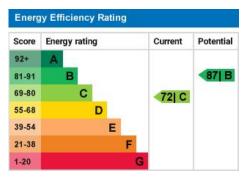
Freehold

# **COUNCIL TAX BAND**

Band B

### **VIEWINGS**

By prior appointment only



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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