

£204,995
116 Cuthbert Road
Portsmouth, PO1 5PY

PROPERTY SUMMARY

NO FORWARD CHAIN! Jeffries are delighted offer for sale this terraced, two bedroom house located in Cuthbert Road, Fratton. Accommodation comprises two double bedrooms and two reception rooms. In addition the ground floor offers a 12' fitted kitchen and a fitted bathroom. The property also offers gas central heating, double glazing and a south-westerly facing, rear garden. Contact our Portsmouth branch today to arrange your viewing! 023 92 661 662





PVC DOUBLE GLAZED FRONT DOOR

HALLWAY Cupboard housing gas meter, laminate wooden flooring, radiator, door to reception room one and reception room two, stairs to first floor.

RECEPTION ROOM ONE 9' 11" x 9' 1" (3.02m x 2.77m) PVC double glazed window to front aspect, radiator, cupboard housing electric meter and consumer unit.

RECEPTION ROOM TWO 12' 2" x 10' (3.71m x 3.05m) PVC double glazed window to rear aspect, double radiator, laminate wooden flooring, storage area.

KITCHEN 12' 2" x 7' 8" (3.71m x 2.34m) PVC double glazed window to side aspect, radiator, range of wall and base units, roll top work surfaces, stainless steel sink and mixer tap and drainer, gas cooker point, plumbing for washing machine, wall mounted combination boiler, tiled splash back, inspection hatch, PVC double glazed door to garden, sliding door to bathroom.

BATHROOM Obscure PVC double glazed window to side aspect, two obscure PVC double glazed windows to side aspect, stainless steel towel radiator, three piece bathroom suite comprising panel enclosed bath and shower over, pedestal basin, close coupled WC, tiled to principal areas, spot lighting.

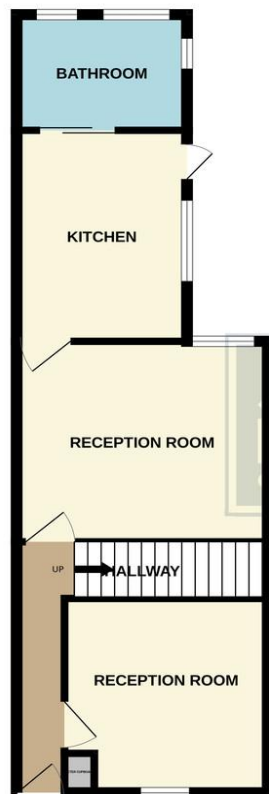
BEDROOM ONE 12' 3" x 9' 11" (3.73m x 3.02m) PVC original glazed window to front aspect, radiator.

BEDROOM TWO 12' 3" x 10' 2" (3.73m x 3.1m) PVC double glazed window to rear aspect, radiator, built in storage cupboard leading to loft hatch.

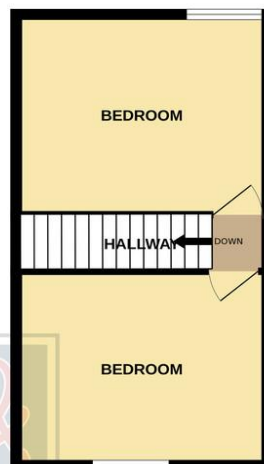
REAR GARDEN South-West facing, fully enclosed, laid to artificial grass, outside tap.



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 B

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	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 & Co.**
estate and letting agents

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