

**£250,000**  
**79 Cheltenham Road**  
Paulsgrove, PO6 3PY



## PROPERTY SUMMARY

Offered with no forward chain, this two bedroom end of terrace house is situated in Cheltenham Road, Paulsgrove. The property comprises entrance hall, 16'9 lounge, bathroom and kitchen to the ground floor with two double bedrooms to the first floor. Benefits include an approx. 48' south facing rear garden, a modern bathroom suite, gas central heating and double glazing. An internal viewing is highly recommended and can be arranged by contacting Jeffries and Dibbens (Portchester).







## **HALLWAY**

5' 10" x 5' 7" (1.78m x 1.7m)

## **LOUNGE**

16' 9" x 11' 0" (5.11m x 3.35m)

## **BATHROOM**

5' 6" x 4' 10" (1.68m x 1.47m)

## **KITCHEN**

11' 9" x 8' 8" (3.58m x 2.64m)

## **LANDING**

## **BEDROOM ONE**

15' 0" x 11' 0" (4.57m x 3.35m)

## **BEDROOM TWO**

15' 0" x 8' 9" (4.57m x 2.67m)

## **REAR GARDEN**

48' 0" x 29' 0" (14.63m x 8.84m)

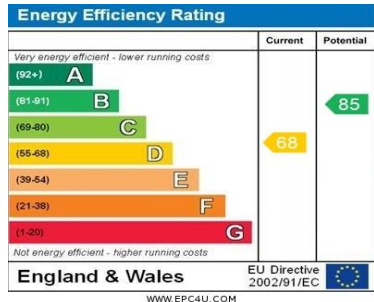


**LOCAL AUTHORITY**  
Portsmouth City Council

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
Band A

**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.



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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