



**£189,995**  
**69 Cuthbert Road**  
Portsmouth, PO1 5PU



## PROPERTY SUMMARY

NO FORWARD CHAIN!! Jeffries & Dibbens are delighted to be chosen to market this two double bedroom mid terraced property located in Cuthbert Road, Fratton. Ground floor accommodation comprises two reception rooms, 12ft fitted kitchen and a four piece bathroom to the rear. Additional benefits include double glazing, gas central heating and a 28ft fully enclosed garden. To arrange your internal viewing contact our North End branch on 02392 661 662!





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

**RECEPTION ROOM ONE** 12' x 10' 02" (3.66m x 3.1m) PVC double glazed window to front aspect, radiator, stairs to first floor, opening to reception room two, cupboard housing mains.

**RECEPTION ROOM TWO** 11' 11" x 9' 09" (3.63m x 2.97m) PVC double glazed window to rear aspect, radiator, door to kitchen

**KITCHEN** 12' 05" x 7' 04" (3.78m x 2.24m) PVC double glazed window to side aspect, wall mounted 'Ideal' combination boiler, range of wall and base units, roll top work surfaces, tiled to principle area, stainless steel sink and drainer unit with mixer tap, integral gas hob and oven, stainless steel extractor hood, space for fridge/freezer, plumbing for washing machine, vinyl flooring.

**INNER LOBBY** Obscure PVC double glazed door to garden, door to bathroom.

**BATHROOM** Obscure PVC double glazed window rear aspect, close coupled WC, pedestal mounted wash basin, panelled bathtub, shower cubicle, tiled to principle area, extractor fan, vinyl flooring.

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

**BEDROOM ONE** 12' 01" x 9' 9" (3.68m x 2.97m) PVC double glazed window to front aspect, radiator, storage cupboard.

**BEDROOM TWO** 11' 11" x 9' 11" maximum (3.63m x 3.02m) Two PVC double glazed windows to rear aspect, radiator, storage cupboard.

**GARDEN** 28ft' (8.53m) Mainly Paved, fully enclosed.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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. Made with Metropix ©2026

**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		85 B
69-80	C		
55-68	D	65 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.



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