50 Cuthbert Road
Portsmouth, PO1 5PX
Asking Price £170,000

cogroves
Sales, Rentals and Block Management

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PARTIALLY MODERNISED 2 BEDROOM TERRACED HOME WHICH STILL REQURIES SOME FURTHER RENOVATIONS. The accommodation comprises 2 bedrooms, open plan 23'2 x 12'1 lounge/dining room, newly fitted kitchen with appliances, modern first floor shower room. The property does require some new floor coverings and works to the garden, which is westerly facing. The property has been priced to sell and is offered with no chain so be quick to avoid disappointment.

Lounge/Dining Room

23'2 x 12'1 (7.06m x 3.68m)
Double glazed front door leading to lounge/dining room, double glazed window to front double glazed door to garden, two radiators, picture rail, stairs to first floor with understairs storage cupboard.

Kitchen

12;4 x 6'9 (3.66m;1.22m x 2.06m)
Newly fitted kitchen with one and a half bowl stainless steel sink unit with range of wall and base cupboards with work surface over. The appliances include a built in oven, hob, extractor, microwave, integrated washing machine, fridge freezer, laminate flooring, radiator, spotlights, double glazed door to garden.

First Floor Landing

Hatch to loft with drop down ladder.

Bedroom 1

10'2 x 9'3 (3.10m x 2.82m)
Double glazed window to front, coved ceiling, radiator, built in wardrobe/storage.

Bedroom 2

12'6 x '6'4 (3.81m x '1.93m)
Double glazed window to rear, coved ceiling, spotlights, built in wardrobe.

Shower Room

9'7 x 5'3 (2.92m x 1.60m)
Suite comprising double shower, wash hand basin, WC, part tiled walls, heated towel rail, spotlights, double glazed window to rear.

Garden

Westerly facing garden which has walled boundaries but does require works.

Additoinal Information

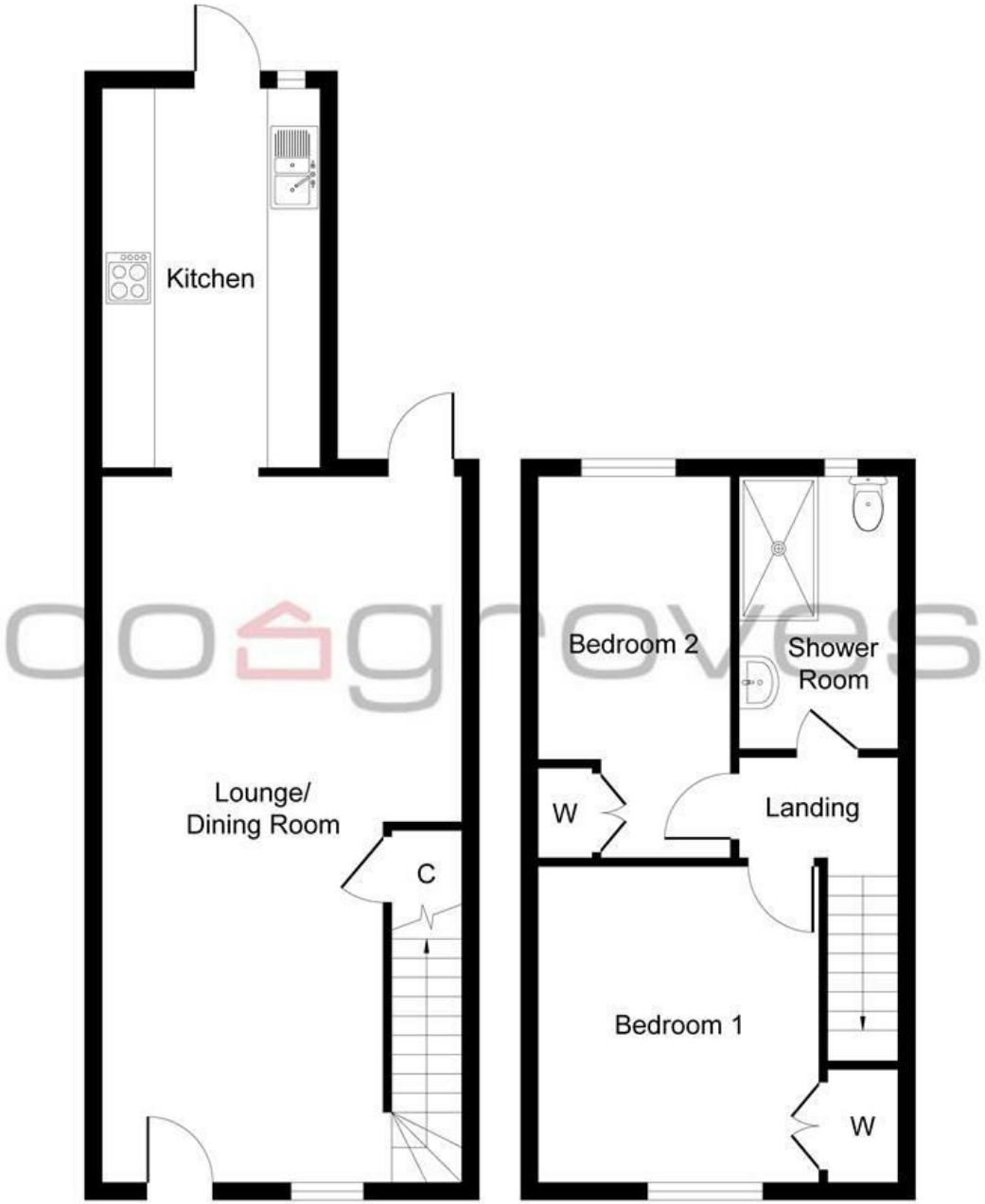
Tenure - Freehold

Council Tax - Band A

The information provided about this property does not constitute or form part of an offer or contract, nor may it be used as a representation.

All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed.

Reference to appliances and/or services does not imply they have been tested.



Ground Floor **First Floor**

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Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.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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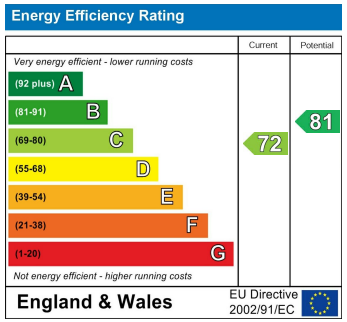

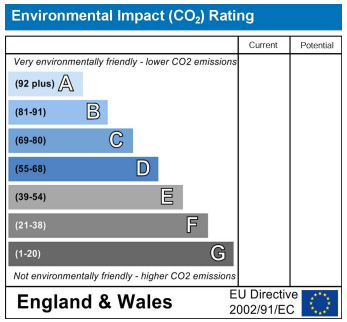

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