

£205,000
96 Cuthbert Road
Portsmouth, PO1 5PY

PROPERTY SUMMARY

NO FORWARD CHAIN! Jeffries & Dibbens are delighted to offer for sale this two double bedroom, terraced property located in Cuthbert Road, Fratton. Accommodation comprises two reception rooms, a fitted kitchen and a downstairs bathroom, in addition to two double bedrooms to the floor. Additional benefits include gas central heating, double glazing throughout and a fully-enclosed, private south-facing garden. To appreciate all that is on offer, please contact Jeffries & Dibbens Portsmouth.





PVC DOUBLE GLAZED FRONT DOOR

HALLWAY Stairs to first floor landing, doors to.

RECEPTION ROOM ONE 13' 4" x 8' 11" (4.06m x 2.72m) PVC double glazed window to front aspect, radiator, cupboard housing gas and electric meters.

RECEPTION ROOM TWO 12' x 9' 10" (3.66m x 3m) PVC double glazed window to rear aspect, radiator, doors to.

KITCHEN 12' 7" x 7' 4" (3.84m x 2.24m) PVC double glazed window to side aspect, range of wall and base level units, roll top work surfaces, one and a half bowl stainless steel sink and drainer unit, space for cooker with wall mounted extractor hood over, space for washing machine, space for fridge/freezer, access to loft, wall mounted 'Glow-worm' combination boiler, door to.

REAR LOBBY PVC double glazed door to side aspect leading to garden, door to.

BATHROOM PVC double glazed window to rear aspect, radiator, panel enclosed bath with mixer tap and shower attachment over, low level WC, wash hand basin.

FIRST FLOOR LANDING Loft access, doors to.

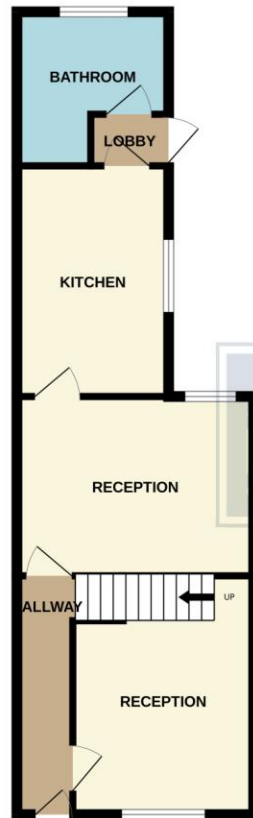
BEDROOM ONE 12' 1" x 10' 1" (3.68m x 3.07m) PVC double glazed window to front aspect, radiator, built-in cupboard.

BEDROOM TWO 12' 1" x 10' 1" (3.68m x 3.07m) PVC double glazed window to rear aspect, radiator.

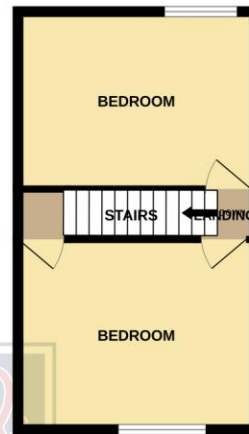
REAR GARDEN 20' (6.1m) Mainly laid to lawn, patio area, wooden storage shed.



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		88 B
69-80	C	72 C	
55-68	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
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