



## 53 Pitcroft Road

Portsmouth, PO2 8BB

Guide price £250,000



WELL PRESENTED THROUGHOUT\*\*\*THREE BEDROOMS \*\*\*TWO BATHROOMS\*\*\*LANDSCAPED REAR GARDEN\*\*\*CLOSE TO LOCAL AMENITIES & TRANSPORT LINKS \*\* EXCELLENT FIRST TIME PURCHASE



\*\*\*GUIDE PRICE £250,000-£260,000\*\*\*

Situated on the popular Pitcroft Road in North End, this well-presented three-bedroom mid-terraced home offers generous living space, modern features, and excellent convenience—making it an ideal purchase for first-time buyers, growing families, or investors alike. Positioned on a quiet residential street, the property enjoys a peaceful setting while remaining within easy reach of local amenities and transport links.

The property is entered via an enclosed porchway, providing a practical space for coats and shoes before stepping into the main home. From here, you are welcomed into an impressive open-plan lounge/diner, which stretches across the front of the property. This bright and spacious room benefits from a south-facing bay window, allowing natural light to flood in throughout the day. Features such as oak flooring, spot lighting, and multiple radiators enhance both comfort and style, while the generous proportions make it an ideal space for relaxing or entertaining guests.

To the rear of the property is a well-proportioned kitchen, thoughtfully designed with functionality in mind. Fitted with a range of wall and base units, ample worktop space, and integrated appliances including an oven and gas hob, it offers a practical and efficient layout for everyday living. Additional benefits include tiled flooring, space for a fridge/freezer, plumbing for a washing machine, and a Velux window that enhances the natural light. French doors open directly onto the garden, creating a bright and airy atmosphere and providing seamless access to the outdoor space.

Leading off the main living area is a small conservatory, offering additional versatility and direct access to the garden. The ground floor is further complemented by a central hallway with under-stairs storage and a useful utility area.

A standout feature of the home is the recently updated downstairs bathroom. Finished in a contemporary style, this space includes a WC, vanity unit with inset sink, and a freestanding bath, offering a modern and stylish addition ready to be enjoyed from day one.

Upstairs, the property offers three well-proportioned bedrooms. The principal bedroom is a spacious double, enhanced by Velux windows that invite natural light and add character. The second bedroom is another comfortable double overlooking the rear, while the third bedroom is a smaller single room, ideal for use as a nursery, home office, or study. The first floor also hosts a family bathroom, fitted with a bath and shower over, vanity unit, and WC, presented in fair condition with scope for future updating if desired.

Externally, the property benefits from a fully enclosed rear garden designed with ease of maintenance in mind. Predominantly laid to patio with raised decking and flower beds, it offers a private and enjoyable outdoor space ideal for entertaining, dining, or relaxing. An outside tap adds further practicality.

Further benefits of the home include gas central heating and double glazing throughout, ensuring comfort and efficiency all year round.

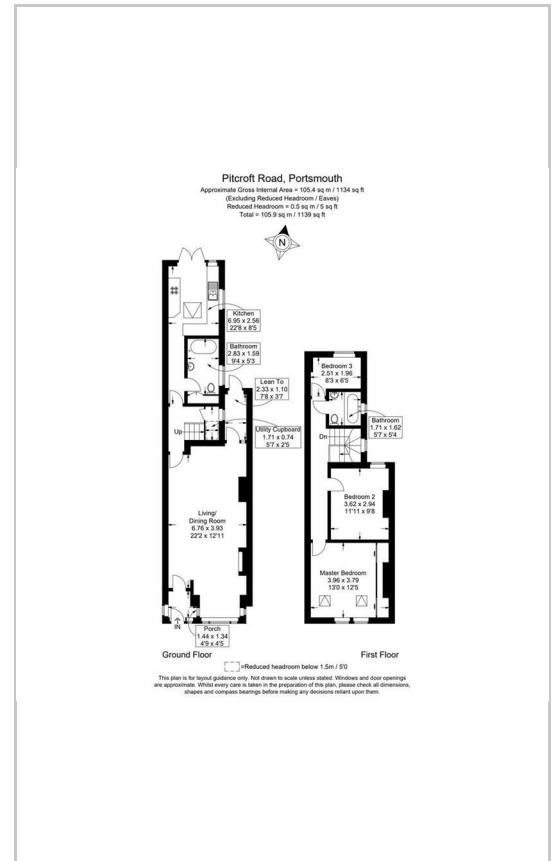
The location is particularly appealing, with the property situated within walking distance of the local high street, offering a wide range of shops, cafés, and everyday amenities. Excellent transport links are also nearby, including regular bus routes and easy access to the M275, making commuting straightforward.

Offered to the market at a guide price of £250,000–£260,000, this property represents excellent value for a home of this size and specification in such a convenient location. With its blend of spacious accommodation, modern touches, and future potential, early viewing is highly recommended to fully appreciate everything on offer.

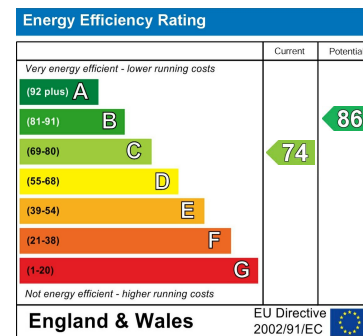
## Area Map



## Floor Plans



## Energy Efficiency Graph



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