



OFFERS OVER
£250,000
49 Cheltenham Road
Paulsgrove, PO6 3PY

Offered to the market with no forward chain! This beautifully extended two-bedroom end-terrace home on Cheltenham Road presents an excellent opportunity for buyers seeking spacious and well-presented accommodation. Internally, the property features a modern fitted extended kitchen/diner, a stylish shower room, and a generously sized lounge to the ground floor, while upstairs offers two well-proportioned double bedrooms. Externally, the home benefits from a generous south-facing rear garden designed for low maintenance, along with useful outdoor storage sheds and convenient side access leading to the front garden. Early viewing is highly recommended — please contact our Portchester office today to arrange your appointment.

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HALL

LOUNGE 15' 0" x 11' 5" (4.596m x 3.481m)

KITCHEN/DINER 16' 7" x 9' 8" (5.079m x 2.965m)

SHOWER ROOM 6' 3" x 4' 10" (1.915m x 1.485m)

LANDING

BEDROOM ONE 12' 7" x 11' 4" (3.849m x 3.462m)

BEDROOM TWO 8' 11" x 15' 0" (2.740m x 4.597m)

GARDEN





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 A

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	47 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
Dibbens &**
estate and letting agents

OFFICE ADDRESS

78 West Street, Portchester,
Fareham, PO16 9UN

CONTACT

023 9243 5000
portchester@jeffries.co.uk
www.jdea.co.uk