



95 Cuthbert Road

, Portsmouth, PO1 5PU

Offers in the region of £235,000



**TWO BEDROOMS WITH LOFT ROOM ** TWO RECEPTION ROOMS ** POPULAR CITY CENTRE LOCATION
MODERNISED & WELL PRESENTED THROUGHOUT! **



We are delighted to present to the market this charming and immaculately presented two-bedroom mid-terraced home, ideally situated along the ever-popular Cuthbert Road in the heart of Fratton. Modernised throughout and offering two reception rooms, a spacious converted loft room and a beautifully landscaped private rear garden, this property represents an excellent opportunity for first-time buyers, growing households or investors alike.

From the outset, the home boasts an attractive traditional façade, typical of this established residential area. Stepping inside, you are welcomed into the dining room positioned to the front of the property, a bright and inviting space benefitting from a large window that fills the room with natural light — ideal for formal dining or entertaining guests.

Moving further into the property, beyond the staircase access, is the central lounge area. This well-proportioned reception room offers a cosy yet versatile living space, perfectly suited for relaxing with family or hosting visitors, while maintaining a natural flow through the ground floor.

To the rear of the home is the fully modernised kitchen, thoughtfully updated throughout and offering ample storage and worktop space. The layout has been designed with practicality in mind, making it both functional and stylish for everyday living.

Adjacent to the kitchen is the contemporary ground floor bathroom, which has been modernised to a high standard. It features a large shower cubicle, heated towel rail, vanity unit with storage, and a sleek LED mirror above, all finished in a clean, modern style.

Externally, the property benefits from a private landscaped rear garden measuring approximately 24ft in length. This enclosed outdoor space provides a peaceful retreat, ideal for summer gatherings, gardening or simply enjoying a low-maintenance yet attractive garden setting.

Moving upstairs, the first floor comprises two generous double bedrooms. The principal bedroom spans the width of the property and comfortably accommodates wardrobes and additional furnishings. The second double bedroom also offers excellent space and provides access to the staircase leading to the loft room.

The converted loft room is spacious and bright, featuring a Velux window for natural light and ventilation, along with useful eaves storage spaces.

The property has also benefited from damp works, offering reassurance to prospective purchasers.

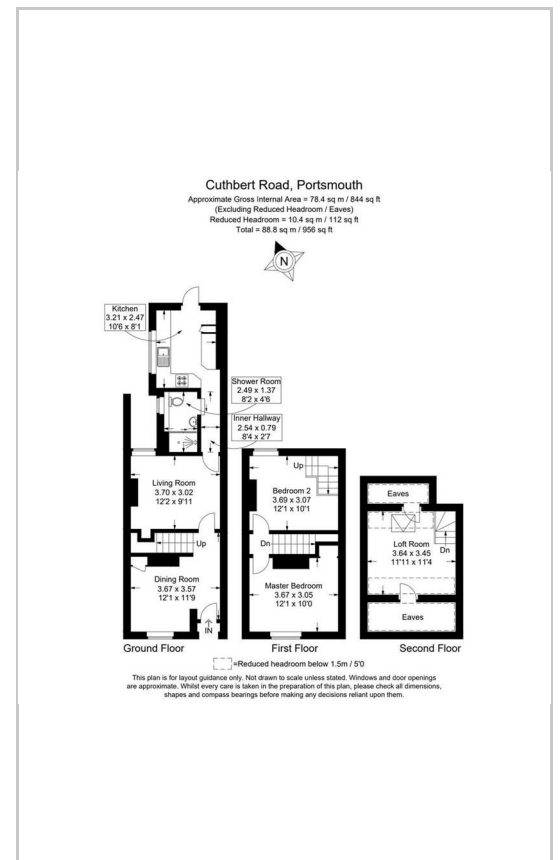
Further benefits include Permit Parking within the GA Zone and a highly convenient location close to local amenities, transport links and schools.

In summary, this modern and immaculately presented two-bedroom mid-terraced home with converted loft room offers well-balanced accommodation, stylish interiors and excellent versatility throughout. Early viewing is highly recommended to fully appreciate everything this superb property has to offer.

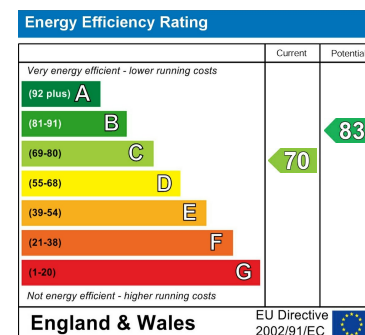
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Tangier Road, PO3 6PQ
 Tel: 02394 217317 Email: sarah@soldby.uk www.soldby.uk