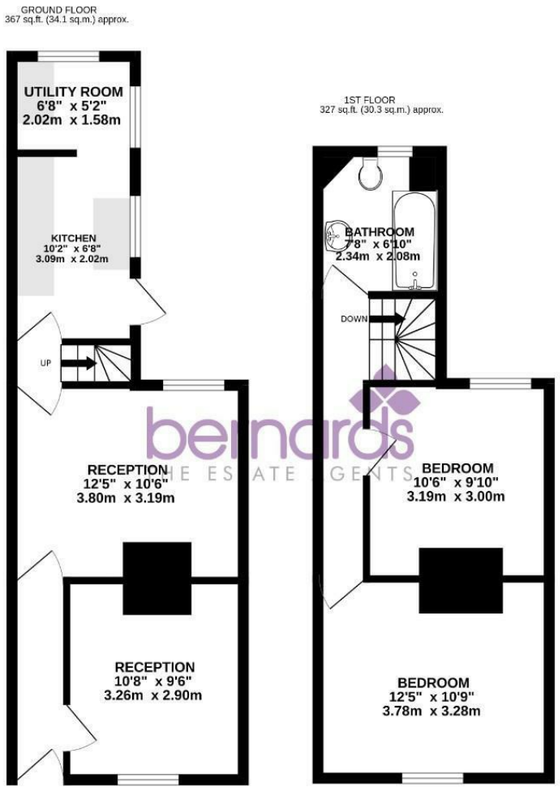
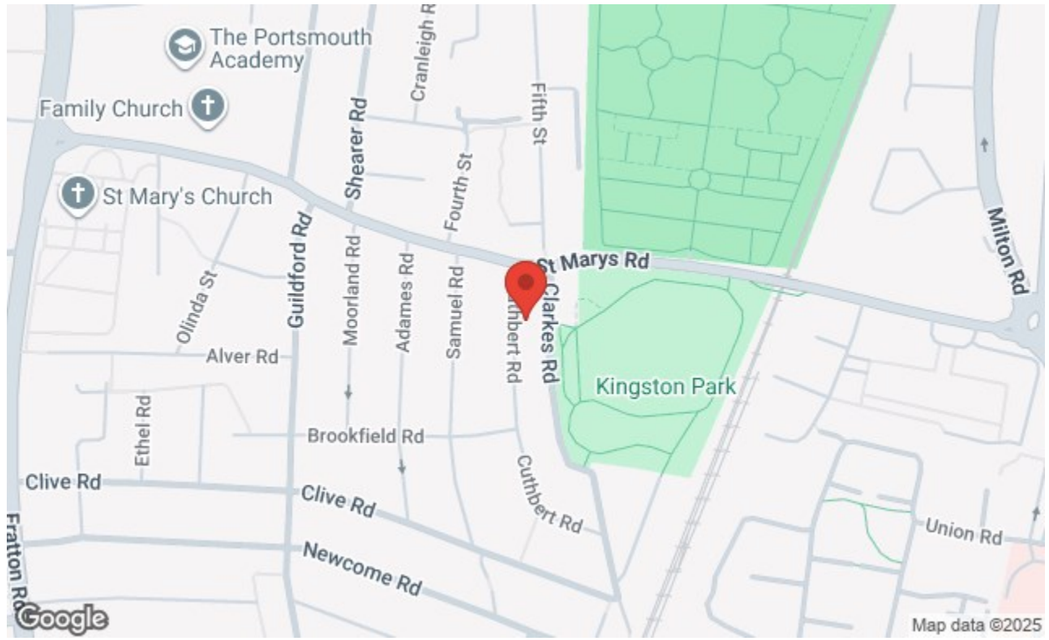




129 London Road, Portsmouth, Hampshire, PO2 9AA
t: 02392 728090

FOR SALE

Offers Over £225,000

Cuthbert Road, Portsmouth PO1 5PT

bernards THE ESTATE AGENTS

2 1 2

HIGHLIGHTS

- TWO DOUBLE BEDROOMS
- GARAGE
- UPSTAIRS BATHROOM
- MODERN KITCHEN
- UTILITY ROOM
- TWO RECEPTIONS
- EAST FACING GARDEN
- NEUTRALLY DECORATED
- NO FORWARD CHAIN
- 7% YIELD IF TENANT IN SITU

Located in Cuthbert Road, this terraced house offers a perfect blend of comfort and modern living. Spanning 850 square feet, the property features two bright and airy reception rooms, ideal for both relaxation and entertaining guests. The modern kitchen, complete with a convenient utility room, provides ample space for culinary pursuits and everyday tasks.

The house boasts two generously sized double bedrooms, ensuring plenty of room for rest and personal space. The upstairs is home to a well-appointed three-piece bathroom, designed for both functionality and style.

Outside, the property is complemented by a lovely garden, which includes a garage to the rear, providing off road parking. This outdoor space offers a tranquil retreat, ideal for enjoying the fresh air or hosting summer gatherings.

With its appealing layout and thoughtful features, this terraced house on Cuthbert Road is a wonderful opportunity for those seeking a comfortable home in a vibrant area of Portsmouth. Whether you are a first-time buyer or looking to downsize, this property is sure to meet your needs and exceed your expectations.

Call today to arrange a viewing
02392 728090
www.bernardsestates.co.uk

PROPERTY INFORMATION

LIVING ROOM
10'8" x 9'6" (3.26 x 2.90)

DINING ROOM
12'5" x 10'5" (3.80 x 3.19)

KITCHEN
10'1" x 6'7" (3.09 x 2.02)

UTILITY ROOM
6'7" x 5'2" (2.02 x 1.58)

BEDROOM ONE
12'4" x 10'9" (3.78 x 3.28)

BEDROOM TWO
10'5" x 9'10" (3.19 x 3)

BATHROOM
7'8" x 6'9" (2.34 x 2.08)

PORTSMOUTH COUNCIL TAX
The local authority is Portsmouth City Council.

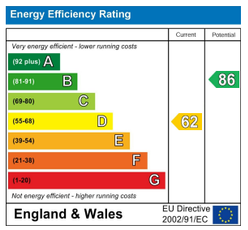
BAND : B £1,696.27

MORTGAGE ADVISOR
We offer financial services here at Bernards. If you would like to review your current Agreement In Principle or are yet to source a lender, we have a number of experienced Financial Advisors who will be happy to help.

OFFER CHECK PROCEDURE
If you are considering making an offer for this or any other property Bernards Estate Agents are marketing, please make contact with your local office so we can verify/check your financial/Mortgage situation.

CONVEYANCING
Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that we strongly urge you to avoid. A local, established and experienced conveyance will safeguard your interests and get the job done in a timely manner. Bernards can recommend several local firms of solicitors who have the necessary local knowledge and will provide a personable service. Please ask a member of our sales team for further details.

ANTI-MONEY LAUNDERING
Bernards Estate agents have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you would like to make an offer on this property. Please note the AML check includes taking a copy of the two forms of identification for each purchaser. A proof of address and proof of name document is required. Please note we cannot put forward an offer without the AML check being completed



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