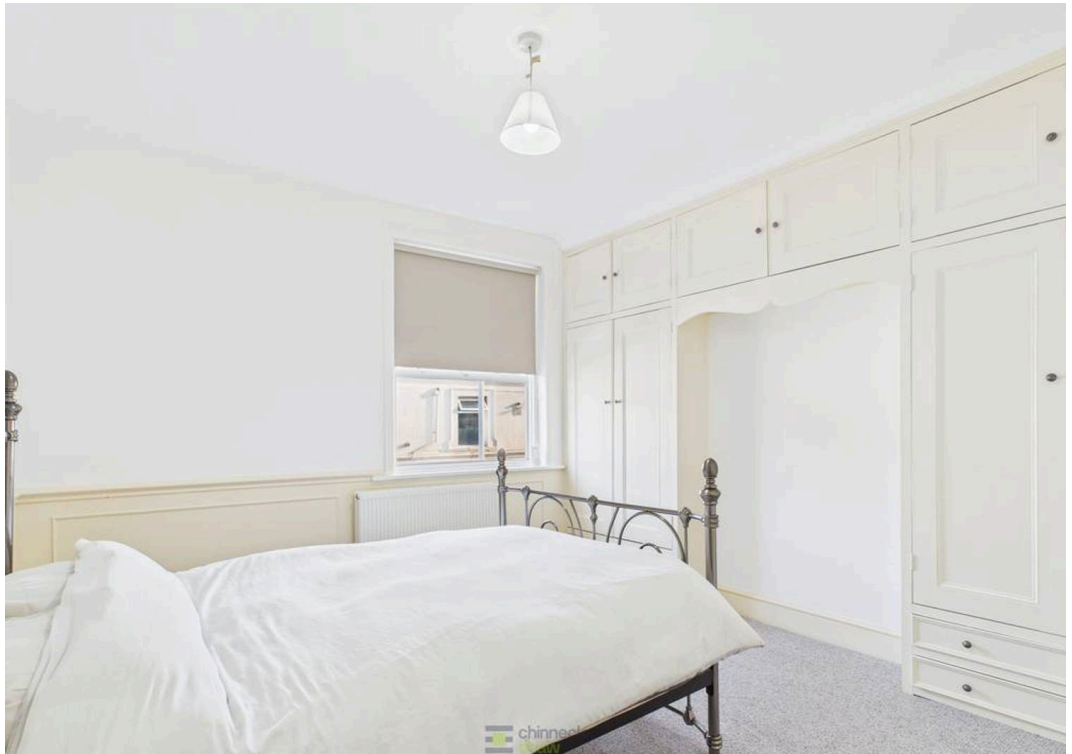




74 Guildford Road, Portsmouth

Offers in Region of £250,000

 chinneckshaw



74 Guildford Road

Portsmouth

Located in a sought-after residential area and offered with **no forward chain**, this well-presented two-bedroom terraced home blends contemporary comfort with charming period features. The welcoming living room creates a calm, inviting atmosphere, while the adjoining dining room boasts a character fireplace, ideal for cosy evenings or entertaining. The heart of the home is a stylish modern fitted kitchen with space for a table.

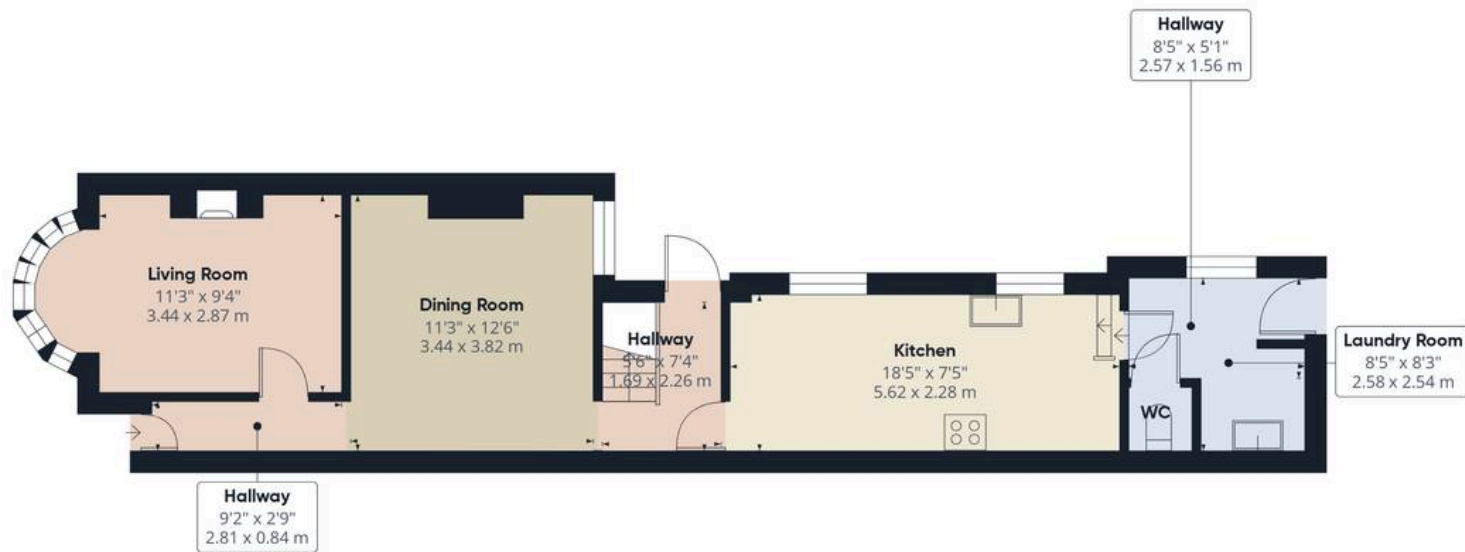
Upstairs are two generous double bedrooms, one with built-in storage, alongside a modern bathroom with a sleek walk-in shower. A downstairs WC adds further practicality.

Outside, the property benefits from a **large private garage** and a **west-facing rear garden**, perfect for relaxing or alfresco dining. Conveniently located close to local amenities, parks and transport links, this home is ideal for first-time buyers, professionals or families alike.

Material Information:

Material Information • Tenure: Freehold • Council Tax: Band C • Electricity: Mains Supply • Heating: Gas • Water Supply: Mains Supply • Sewage: Mains Supply • Broadband: Standard, Superfast and Ultrafast Fibre are all available in this area • Parking: Garage • Mobile: Ofcom official website checker states that EE, Vodafone, O2 and Three available in the area • Flood Risk: Low Risk





Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

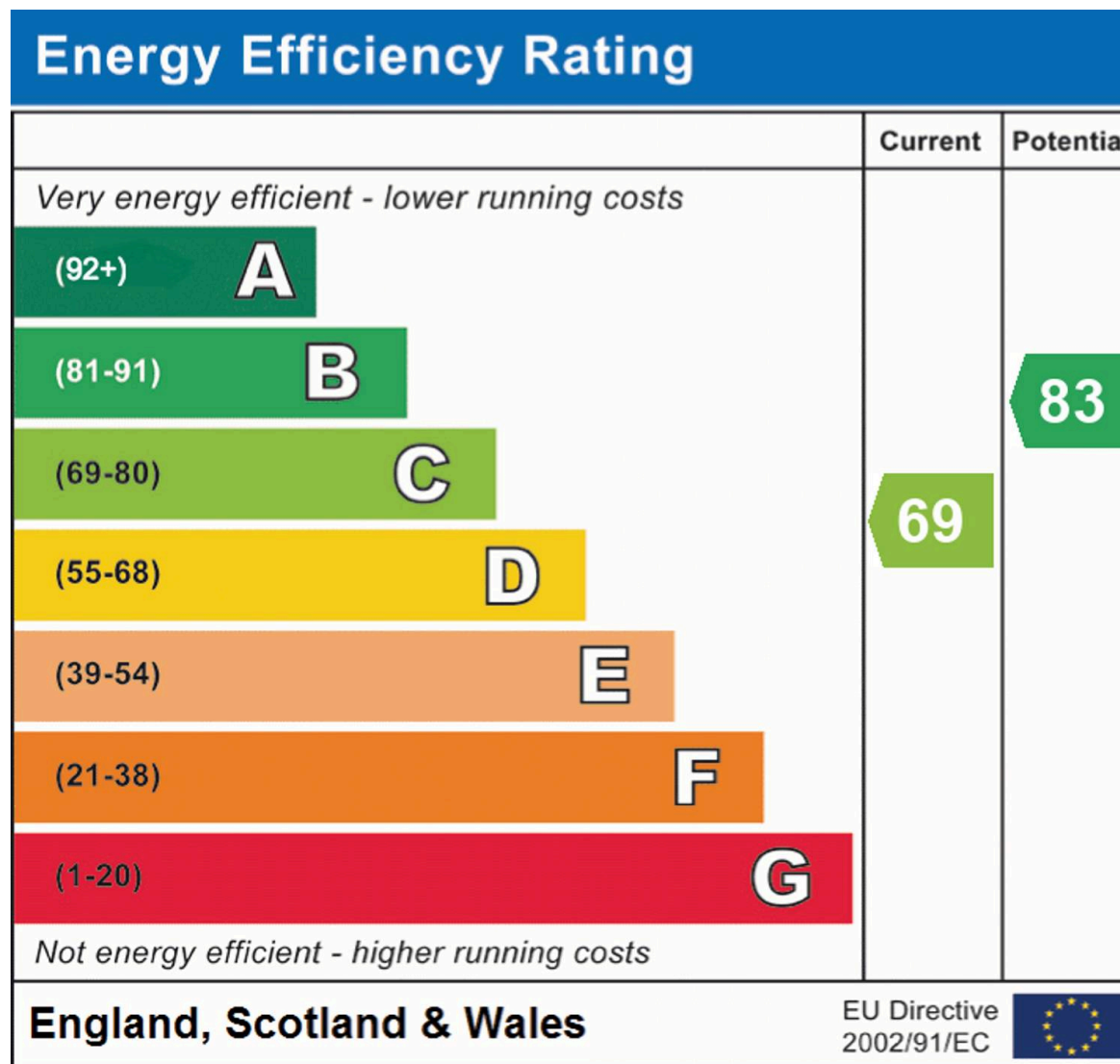
1141 ft²

106 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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