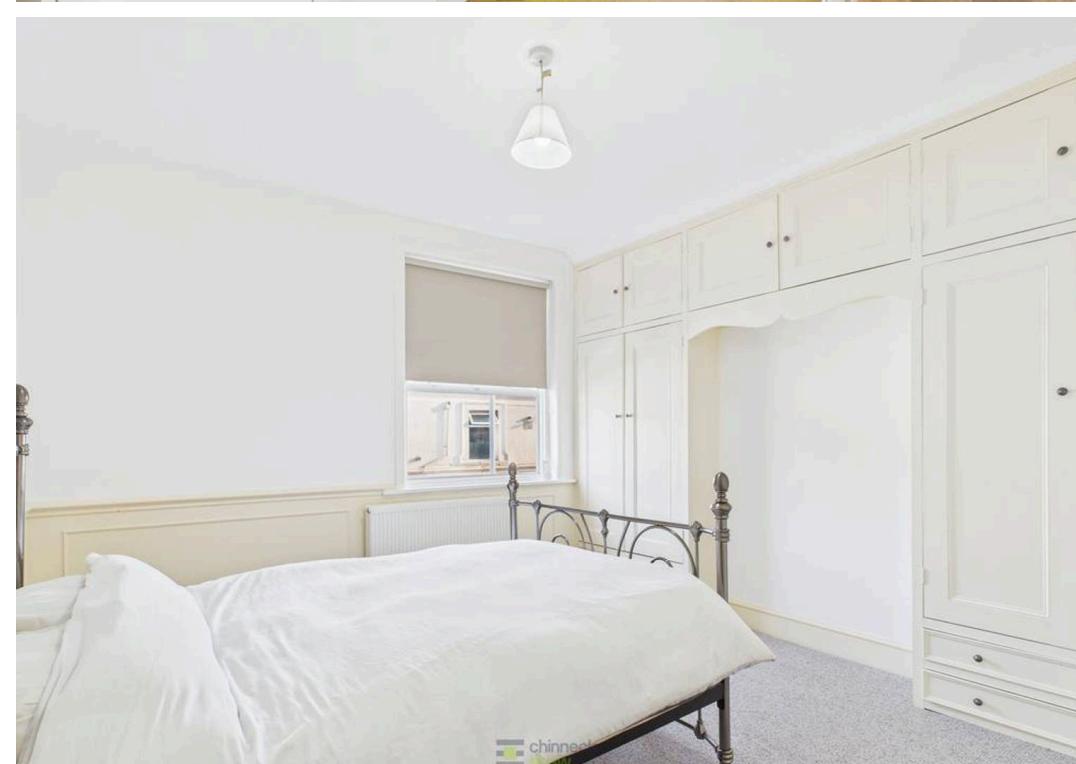
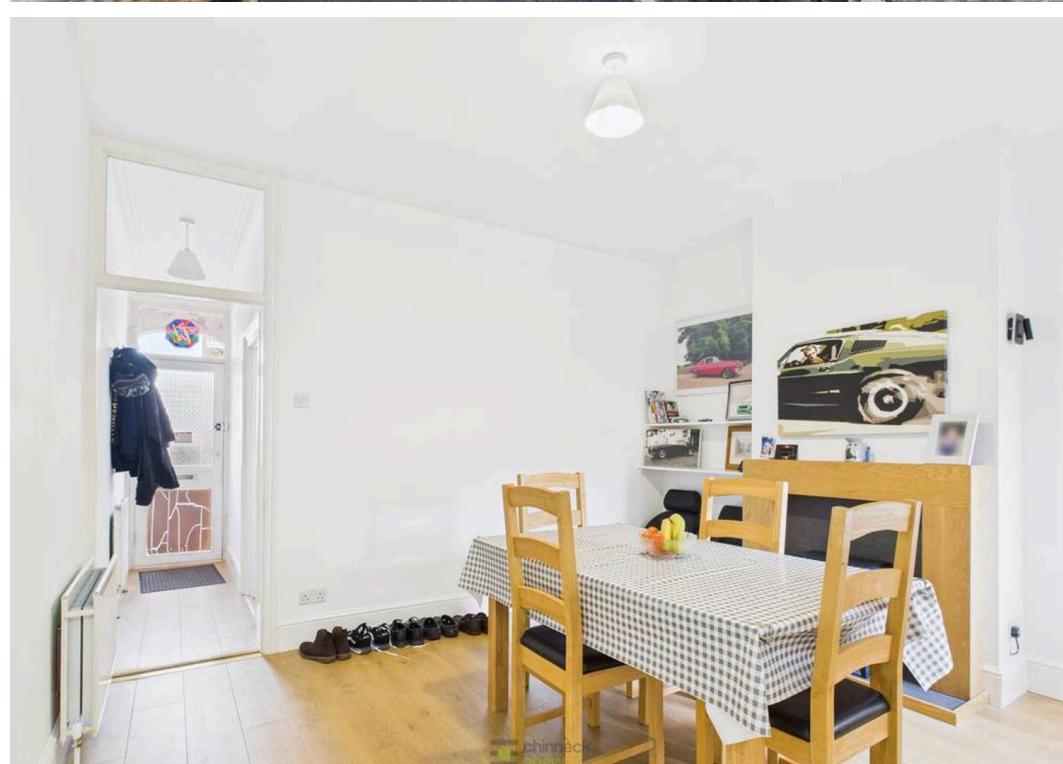




74 Guildford Road, Portsmouth

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





Approximate total area⁽¹⁾

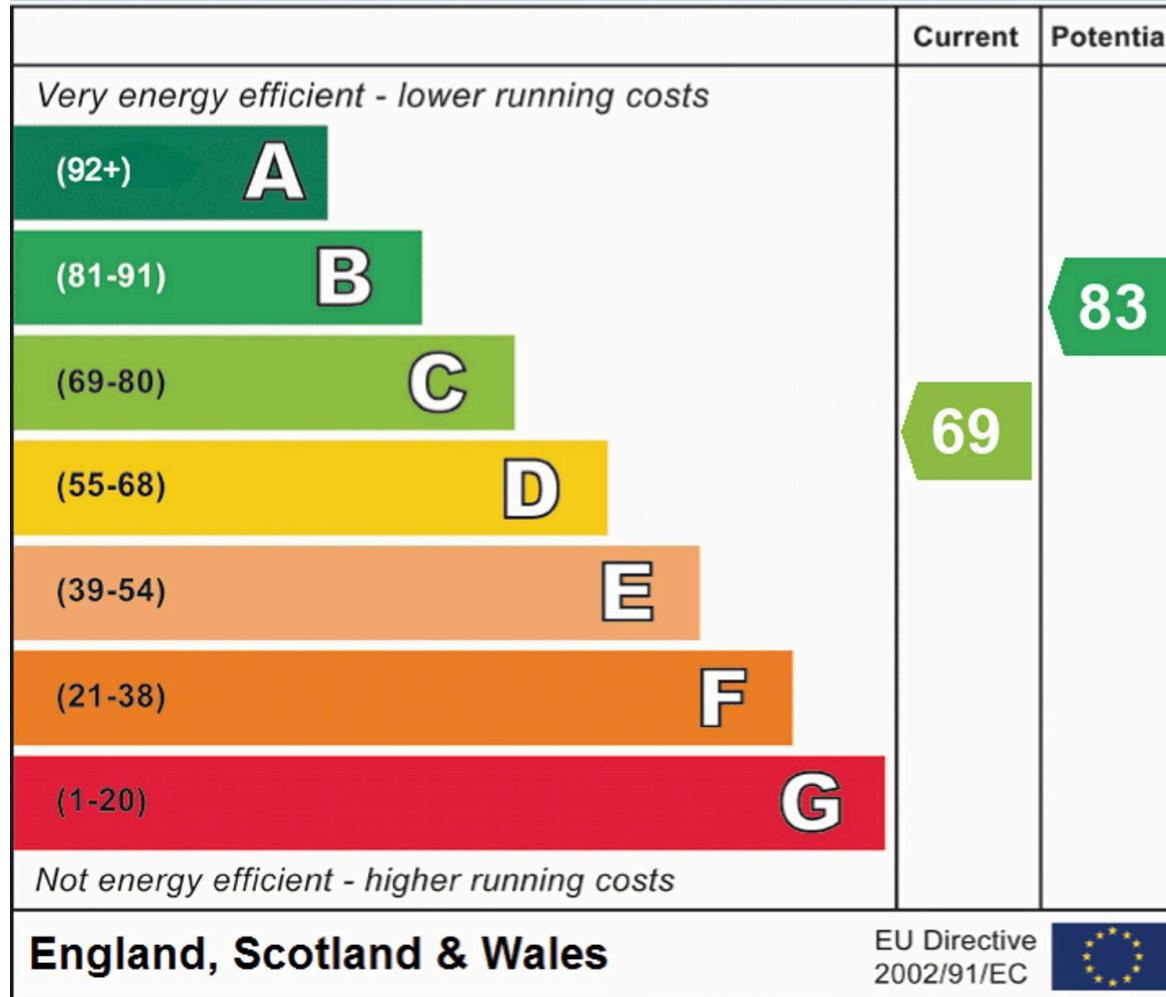
1141 ft²
106 m²



(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.

Energy Efficiency Rating



Chinneck Shaw

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