



**Price**

**£265,000**

**Leasehold**

3x  1x  1x 

**Stroud Close,  
Portsmouth, Hampshire,  
PO6**

**cubitt&west**  
Helping you move forwards





## Main features

- Being sold with vacant possession
- Allocated parking space
- Enclosed private rear garden
- Downstairs cloakroom and first floor bathroom
- Spacious accommodation over three floors

## Accommodation

### GROUND FLOOR

Entrance Hallway

Kitchen: 11'3 x 8'8 (3.43m x 2.64m)

Cloakroom

Lounge: 17'4 x 13'1 (5.29m x 3.99m)

Conservatory: 10'10 x 8'1 (3.30m x 2.47m)

### FIRST FLOOR

Landing

Bedroom 1: (L-shaped) 17'5 x 13'10 (5.31m x 4.22m) plus 7'3 x 5'3 (2.21m x 1.60m)

Bedroom 2: 13'1 x 11'4 (3.99m x 3.46m)

Bathroom: 7'3 x 5'7 (2.21m x 1.70m)

### SECOND FLOOR

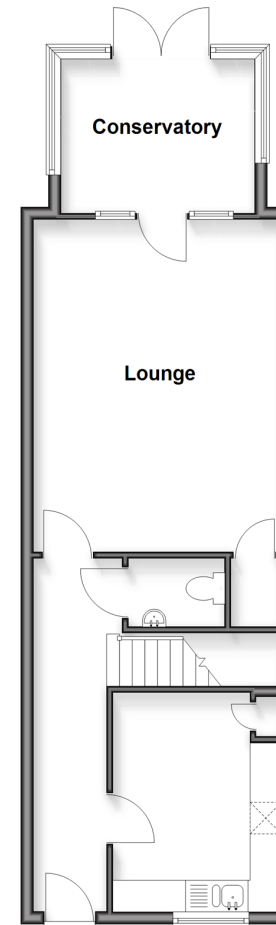
Bedroom 3: 11'6 x 9'5 (3.51m x 2.87m)

### OUTSIDE

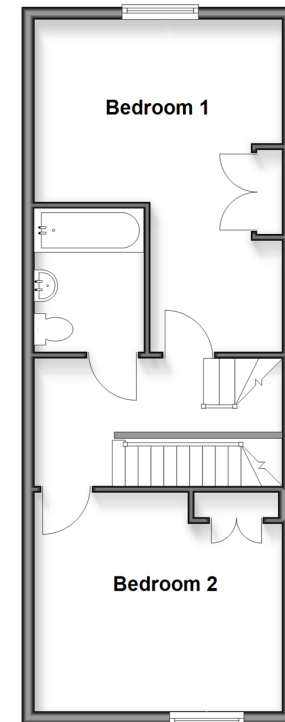
Rear Garden

Allocated Parking Space

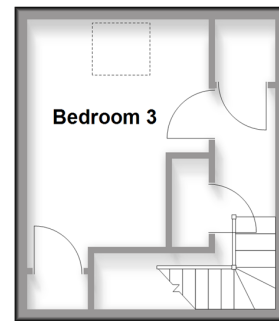
**Ground Floor**  
Approx. 51.3 sq. metres (551.9 sq. feet)



**First Floor**  
Approx. 43.4 sq. metres (467.2 sq. feet)



**Second Floor**  
Approx. 18.2 sq. metres (195.4 sq. feet)



**Call Portsmouth - 023 9266 1213 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)**

- A private rental licensing scheme applies to some properties in this area, please contact us before proceeding
- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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