



**Price**  
**£290,000**

**Freehold**

3x  1x  3x 

**Lichfield Road, Baffins,  
Portsmouth, Hampshire,  
PO3**

**OVER 60?**

Secure this property  
for up to **59% less!**

**cubitt&west**  
Helping you move forwards





## Main features

- Beautiful family home in the ever popular Baffins location
- Spacious double garage with vehicular access
- Open plan lounge, leading to dining area & kitchen
- Separate sitting room
- Offered with no forward chain

## Accommodation

### GROUND FLOOR

Entrance Hallway

Sitting Room: 14'8 x 12'8 (4.47m x 3.86m)

Lounge: 12'9 x 12'1 (3.89m x 3.69m)

Dining Area: 9'4 x 9'0 (2.85m x 2.75m)

Cloakroom

Kitchen: 7'11 x 7'9 (2.41m x 2.36m)

### FIRST FLOOR

Landing

Bedroom 1: 13'0 x 9'10 (3.97m x 3.00m)

Bedroom 2: 11'11 x 10'11 (3.63m x 3.33m)

Bedroom 3: 10'0 x 7'11 (3.05m x 2.41m)

Shower Room: 6'1 x 5'4 (1.86m x 1.63m)

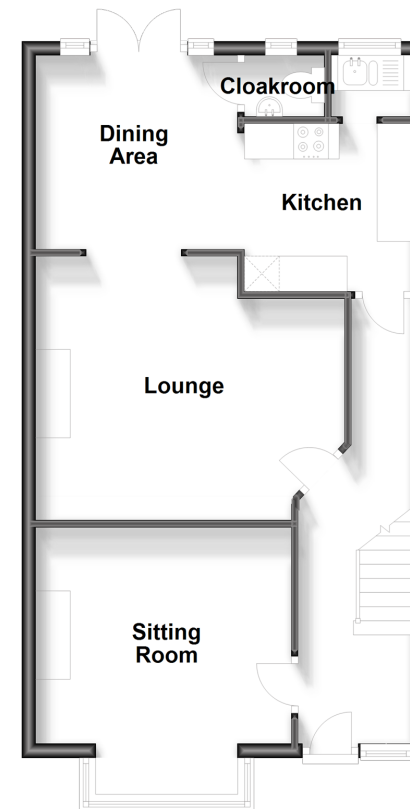
### OUTSIDE

Front Forecourt

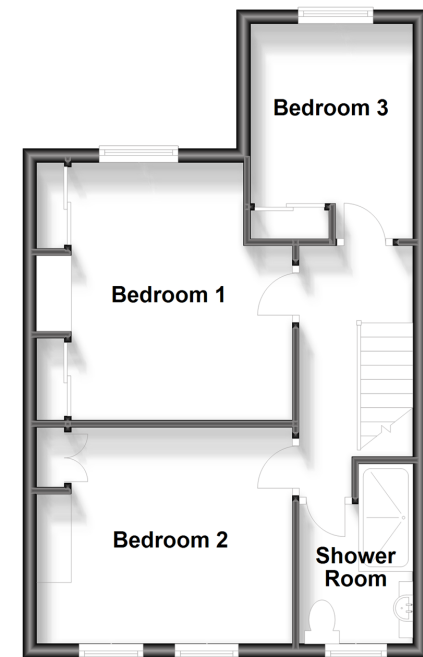
Rear Garden

Double Garage & ORP

**Ground Floor**  
Approx. 53.5 sq. metres (576.2 sq. feet)



**First Floor**  
Approx. 41.5 sq. metres (446.8 sq. feet)



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

- 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
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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