



Price
£195,000

Freehold

2x  1x  2x 

**Gruneisen Road,
Portsmouth, Hampshire,
PO2**

OVER 60?

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

cubitt & west
Helping you move forwards



Main features

- Ideal starter home in Stamshaw
- Two separate living spaces on the ground floor
- Spacious kitchen, upstairs bathroom
- Additional loft space, currently used as extra bedroom
- No forward chain

Accommodation

GROUND FLOOR

Entrance Hallway

Lounge: 13'5 x 11'8 (4.09m x 3.56m)

Dining Room: 11'8 x 9'9 (3.56m x 2.97m)

Kitchen: 15'7 x 7'9 (4.75m x 2.36m)

FIRST FLOOR

Landing

Bedroom 1: 11'8 x 10'5 (3.56m x 3.18m)

Bedroom 2: 9'9 x 6'3 (2.97m x 1.91m)

Bathroom

SECOND FLOOR

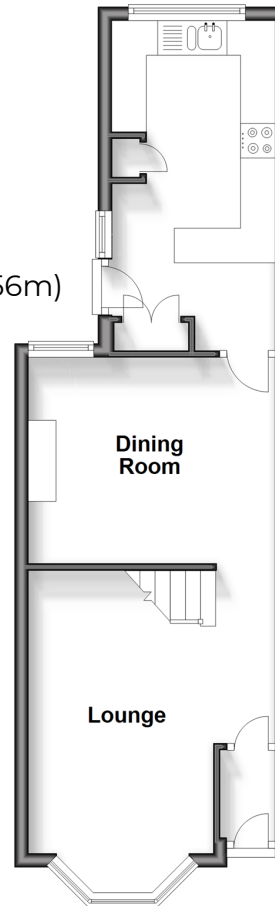
Loft Room: 11'8 x 11'8 (3.56m x 3.56m)

OUTSIDE

Rear Garden

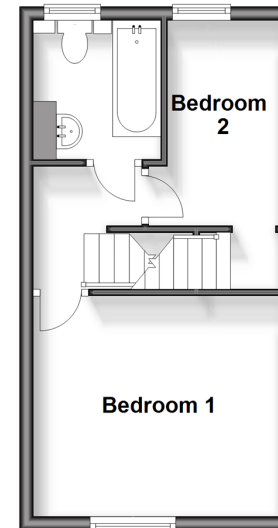
Ground Floor

Approx. 37.1 sq. metres (398.9 sq. feet)



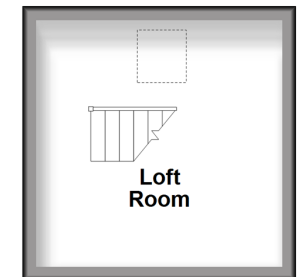
First Floor

Approx. 25.6 sq. metres (275.1 sq. feet)



Second Floor

Approx. 12.7 sq. metres (136.7 sq. feet)



Call Portsmouth - 023 9266 1213 ■ cubittandwest.co.uk

- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- 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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