



**OVER 60?**

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

**Price**

**£400,000**

**Freehold**

3x  1x  1x 

**Laburnum Grove,  
Portsmouth, Hampshire,  
PO2**

**cubitt&west**  
Helping you move forwards





## Main features

- Immaculately presented family home
- High specification finish throughout
- Desirable open plan kitchen/dining area
- Spacious utility and additional summer house
- Modern 4 piece bathroom suite and downstairs cloakroom

## Accommodation

### GROUND FLOOR

Entrance Hallway

Lounge: 17'0 x 14'5 (5.19m x 4.40m)

Kitchen/Dining Area: 22'2 x 14'5 (6.76m x 4.40m)

Utility: 14'6 x 7'4 (4.42m x 2.24m)

Cloakroom

### FIRST FLOOR

Landing

Bedroom 1: 17'4 x 14'4 (5.29m x 4.37m)

Bedroom 2: 11'2 x 10'9 (3.41m x 3.28m)

Bedroom 3: 11'2 x 10'1 (3.41m x 3.08m)

Bathroom: 8'3 x 7'10 (2.52m x 2.39m)

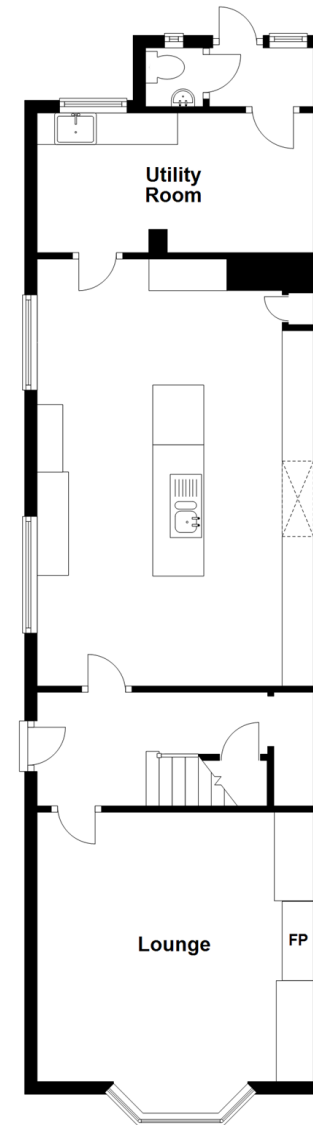
### OUTSIDE

Off Road Parking

Rear Garden

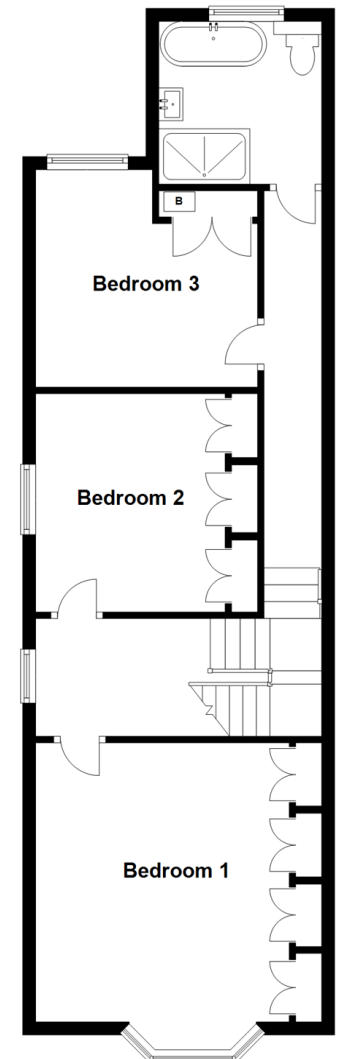
### Ground Floor

Approx. 70.6 sq. metres (759.7 sq. feet)



### First Floor

Approx. 63.3 sq. metres (681.0 sq. feet)



Total area: approx. 133.8 sq. metres (1440.7 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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