



Guide Price
£260,000

Freehold

3x  1x  2x 

**Balfour Road,
Portsmouth, Hampshire,
PO2**

OVER 60?

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

cubitt & west
Helping you move forwards



Main features

- Potential 4th bedroom on the ground floor currently a study
- Open plan kitchen/breakfast room
- Close to local amenities
- Spacious bedrooms
- Well presented throughout

Accommodation

GROUND FLOOR

Entrance Hallway

Lounge: 11'7 x 11'5 maximum (3.53m x 3.48m)

Dining Room: 14'3 x 9'5 maximum (4.35m x 2.87m)

Study: 13'10 maximum x 7'7 (4.22m x 2.31m)

Kitchen/Breakfast Room: 16'8 x 11'7 maximum (5.08m x 3.53m)

Store Room

FIRST FLOOR

Landing

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

Bedroom 2: 13'8 x 9'5 (4.17m x 2.87m)

Bedroom 3: 10'7 x 7'7 (3.23m x 2.31m)

Bathroom

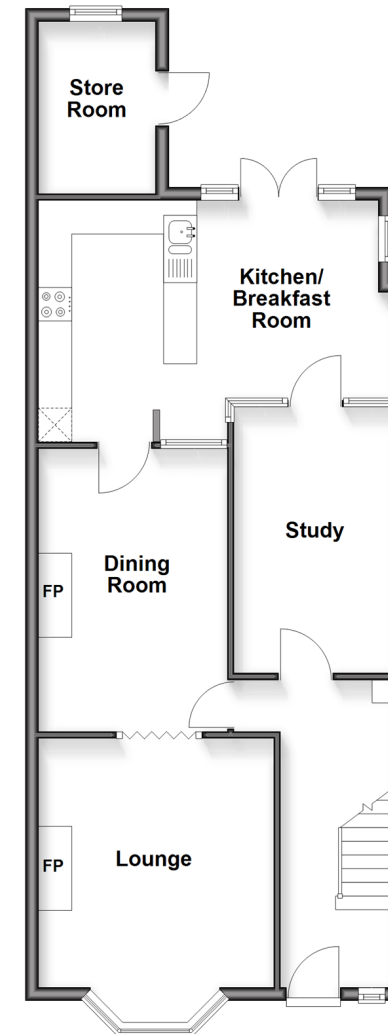
OUTSIDE

Rear Garden

Front Forecourt

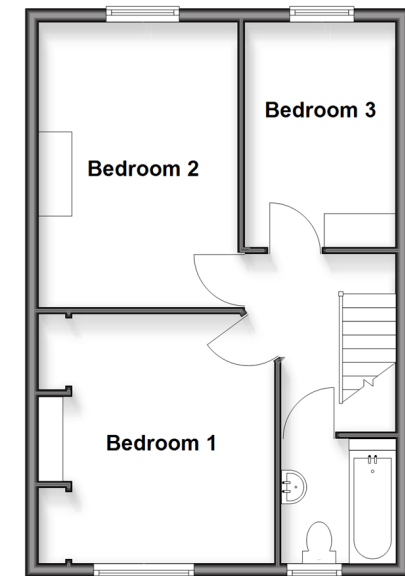
Ground Floor

Approx. 67.2 sq. metres (723.4 sq. feet)



First Floor

Approx. 43.0 sq. metres (463.4 sq. feet)



Call Portsmouth - 023 9266 1213 ■ 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
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 50% less, by purchasing a Lifetime Lease.



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