



**Guide Price**  
**£320,000**

**Freehold**

3x  2x  2x 

**Shadwell Road,  
Portsmouth, Hampshire,  
PO2**

**OVER 60?**

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

**cubitt & west**  
Helping you move forwards



## Main features

- Original features throughout
- Short walk to local shops and amenities
- Perfect for a family home to grow into, offering versatile living
- Owned solar panels
- Close to transport links in and out of the area

## Accommodation

### GROUND FLOOR

#### Entrance Hallway

- Lounge: 16'8 x 13'7 (5.08m x 4.14m)
- Dining Room: 16'2 x 11'2 (4.93m x 3.41m)
- Kitchen: 16'5 x 9'3 (5.01m x 2.82m)
- Utility Room: 9'7 x 6'3 (2.92m x 1.91m)
- Conservatory: 13'3 x 12'2 (4.04m x 3.71m)
- Cloakroom

### FIRST FLOOR

#### Landing

- Bedroom 1: 16'7 x 13'7 (5.06m x 4.14m)
- Bedroom 2: 13'2 x 11'1 (4.02m x 3.38m)
- Bedroom 3: 16'5 x 8'2 (5.01m x 2.49m)
- En-Suite Shower Room: 12'6 x 6'9 (3.81m x 2.06m)
- Bathroom: 6'6 x 6'6 (1.98m x 1.98m)

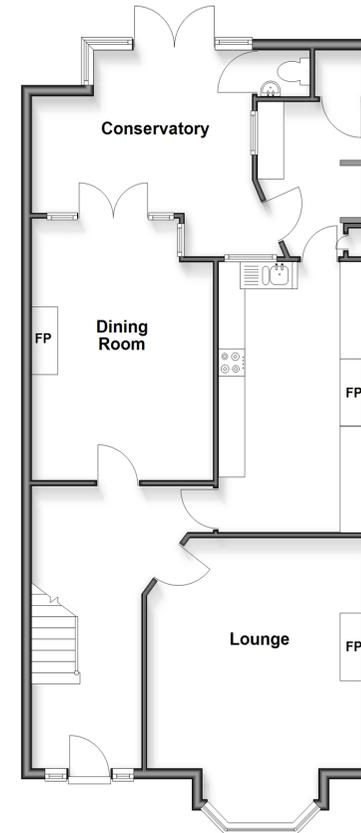
### OUTSIDE

- Rear Garden
- Front Forecourt

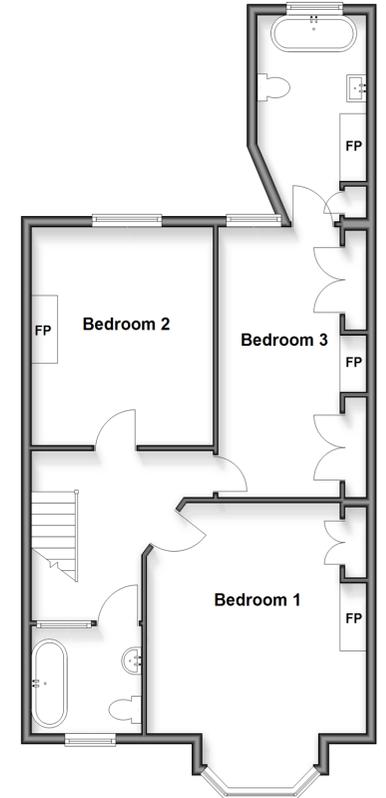
Call Portsmouth - 023 9266 1213 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)

- A private rental licensing scheme applies to some properties in this area, please check with the Local Authority 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 59% less, by purchasing a Lifetime Lease

**Ground Floor**  
Approx. 85.5 sq. metres (920.6 sq. feet)



**First Floor**  
Approx. 69.1 sq. metres (743.7 sq. feet)



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