



**Guide Price**  
**£315,000**

**Freehold**

3x  1x  3x 

**Oriel Road, Portsmouth,  
Hampshire, PO2**

**OVER 60?**

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

**cubitt&west**  
Helping you move forwards



## Main features

- Ample living space throughout, including double bedrooms
- Bright & sunny open-plan family kitchen/dining area
- Impressive loft space
- Recently renovated private garden with rear pedestrian access
- Versatile utility space, with plumbing ready for downstairs cloakroom

## Accommodation

### GROUND FLOOR

Entrance Hallway

Lounge: 13'4 x 11'9 (4.07m x 3.58m)

Family Room: 11'8 x 10'9 (3.56m x 3.28m)

Dining Area: 11'9 x 8'6 (3.58m x 2.59m)

Kitchen: 14'6 x 12'9 (4.42m x 3.89m)

Utility Room: 23'1 x 3'9 (7.04m x 1.14m)

### FIRST FLOOR

Landing

Bedroom 1: 16'7 x 13'4 (5.06m x 4.07m)

Bedroom 2: 12'4 x 11'9 (3.76m x 3.58m)

Bedroom 3: 11'8 x 8'6 (3.56m x 2.59m)

Bathroom: 8'4 x 8'3 (2.54m x 2.52m)

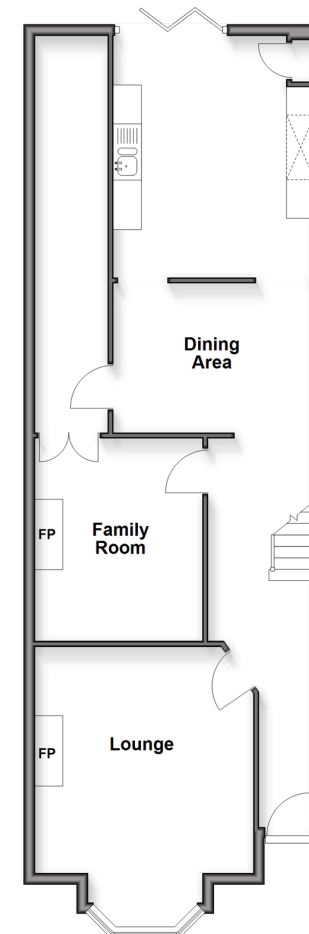
### OUTSIDE

Rear Garden

Front Forecourt

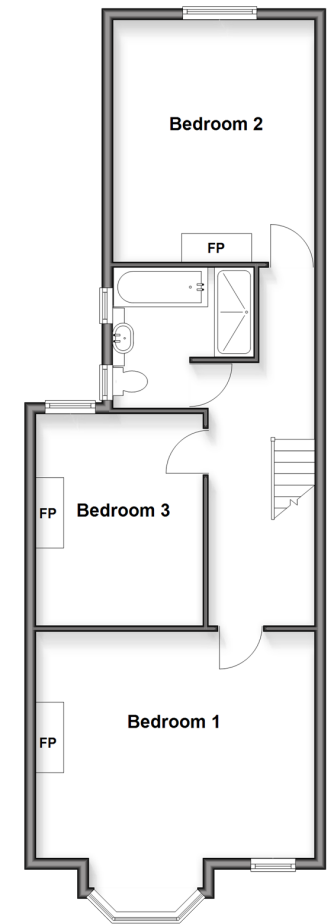
### Ground Floor

Approx. 74.5 sq. metres (802.2 sq. feet)



### First Floor

Approx. 65.8 sq. metres (708.3 sq. feet)



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

- If buying to rent, please check if Local Authority licensing schemes apply before proceeding
- 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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