



Guide Price
£340,000

Freehold

4x  1x  2x 

**Old Rectory Road,
Portsmouth, Hampshire,
PO6**

OVER 60?

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

cubitt & west
Helping you move forwards



Main features

- Garage & off-road parking
- Downstairs cloakroom
- Enclosed private rear garden
- Glimpses of Langstone harbour
- Close to local daily amenities

Accommodation

GROUND FLOOR

Entrance Hallway
 Cloakroom
 Kitchen: 8'7 x 7'7 (2.62m x 2.31m)
 Dining Area: 11'9 x 8'4 (3.58m x 2.54m)

FIRST FLOOR

Landing
 Lounge: (L-shaped) 16'1 x 12'2 (4.91m x 3.71m) plus 10'2 x 8'8 (3.10m x 2.64m)
 Bedroom 1: 16'2 x 9'3 (4.93m x 2.82m)
 Bedroom 4: 10'2 x 5'8 (3.10m x 1.73m)

SECOND FLOOR

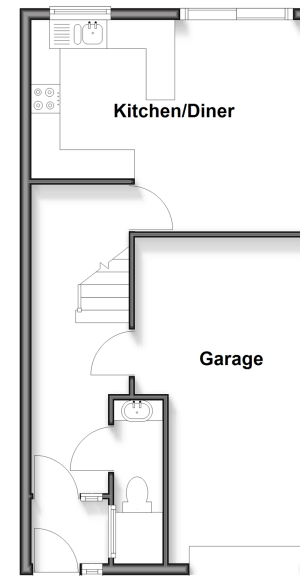
Landing
 Bedroom 2: 12'2 x 8'8 (3.71m x 2.64m)
 Bedroom 3: 9'2 x 7'2 (2.80m x 2.19m)
 Bathroom: 9'9 x 5'7 (2.97m x 1.70m)
 Eaves Storage

OUTSIDE

Rear Garden
 Garage & Off Road Parking

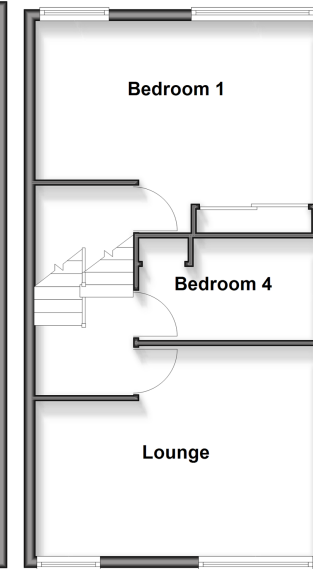
Split Level Ground Floor

Approx. 45.5 sq. metres (490.0 sq. feet)



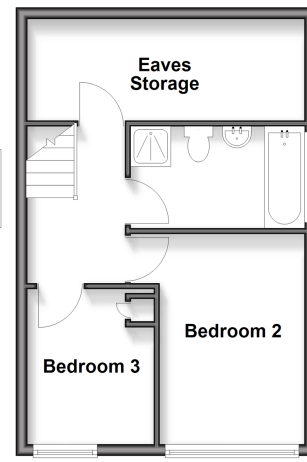
Split Level First Floor

Approx. 44.8 sq. metres (482.6 sq. feet)



Split Level Second Floor

Approx. 26.6 sq. metres (286.7 sq. feet)



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

- A private rental licensing scheme applies to some properties in this area, please check with the Local Authority before proceeding
- 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 50% less, by purchasing a Lifetime Lease



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