



**OVER 60?**

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

**Guide Price**  
**£250,000**

**Freehold**

2x  1x  2x 

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

**cubitt & west**  
Helping you move forwards



## Main features

- Benefits from shared driveway
- Enclosed rear garden
- Downstairs cloakroom and first floor bathroom
- Close to all local daily amenities
- Offered with vacant possession

## Accommodation

### GROUND FLOOR

Entrance Hallway  
 Lounge: 13'10 x 13'7 (4.22m x 4.14m)  
 Dining Room: 15'6 x 10'7 (4.73m x 3.23m)  
 Kitchen: 12'7 x 10'9 (3.84m x 3.28m)  
 Conservatory: 11'3 x 8'0 (3.43m x 2.44m)  
 Cloakroom

### FIRST FLOOR

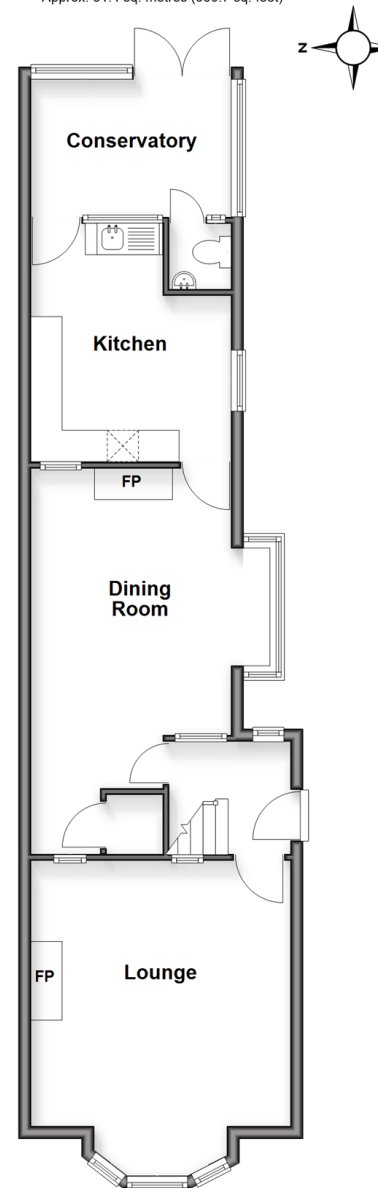
Landing  
 Bedroom 1: 13'11 x 13'8 (4.24m x 4.17m)  
 Bedroom 2: 12'8 x 10'10 at widest point (3.86m x 3.30m)  
 Bathroom: 5'9 x 5'6 (1.75m x 1.68m)

### OUTSIDE

Rear Garden  
 Shared Driveway

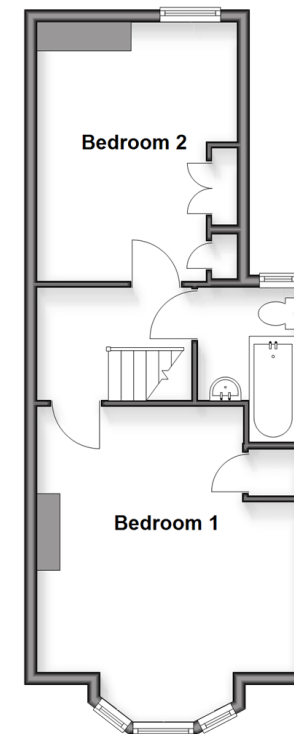
### Ground Floor

Approx. 61.4 sq. metres (660.7 sq. feet)



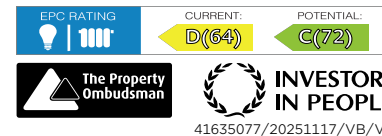
### First Floor

Approx. 40.5 sq. metres (436.5 sq. feet)



**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 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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