



**Guide Price**  
**£300,000**

**Freehold**

3x  1x  2x 

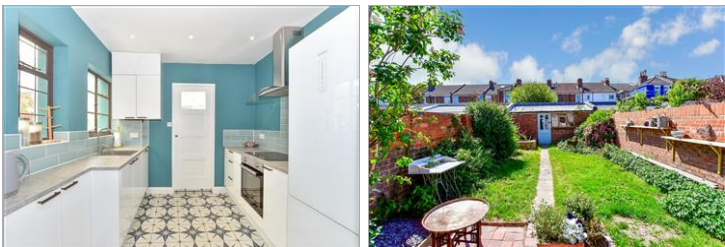
**Ophir Road, North End,  
Portsmouth, Hampshire,  
PO2**

**OVER 60?**

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

**cubitt&west**  
Helping you move forwards





## Main features

- Recently refurbished throughout
- Good sized bedrooms
- Open-plan kitchen/dining room
- Well presented family home - Ideal for first-time buyers or investors
- Popular PO2 location ,close to schools, shops, and local amenities
- Early viewing advised

## Accommodation

### GROUND FLOOR

Entrance Hallway  
 Lounge: 17'4 x 11'6 (5.29m x 3.51m)  
 Dining Area: 18'3 x 15'8 (5.57m x 4.78m)  
 Kitchen: 12'6 x 8'10 (3.81m x 2.69m)  
 Lean To  
 Cloakroom

### FIRST FLOOR

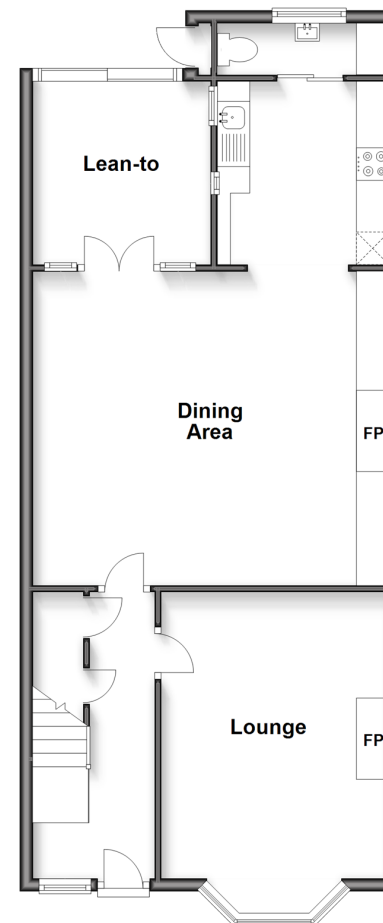
Landing  
 Bedroom 1: 17'9 x 11'6 (5.41m x 3.51m)  
 Bedroom 2: 15'9 x 8'10 (4.80m x 2.69m)  
 Bedroom 3: 12'5 x 8'11 (3.79m x 2.72m)  
 Bathroom

### OUTSIDE

Front Forecourt  
 Rear Garden

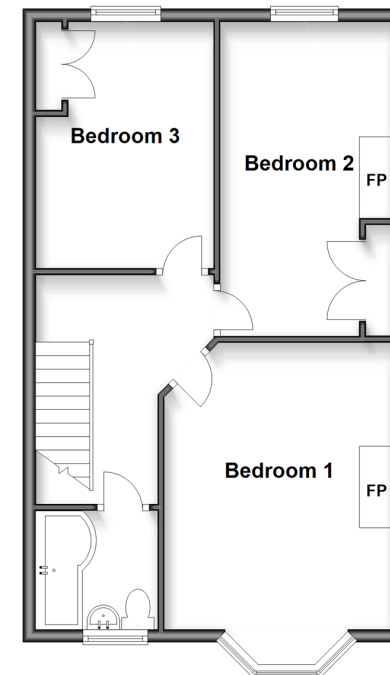
### Ground Floor

Approx. 70.1 sq. metres (755.0 sq. feet)



### First Floor

Approx. 51.5 sq. metres (553.9 sq. feet)



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

- 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.



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