



Guide Price
£265,000

Freehold

3x  1x  2x 

**Angerstein Road,
Portsmouth, Hampshire,
PO2**

OVER 60?

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

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Helping you move forwards



Main features

- Downstairs cloakroom & upstairs family bathroom
- Generous boarded loft space with light, power & velux window
- Low maintenance private rear garden
- Aesthetic mix of original Victorian features and modern finishes
- Residential permit parking

Accommodation

GROUND FLOOR

Entrance Hallway

Lounge: 15'1 x 10'7 (4.60m x 3.23m)

Kitchen: 11'6 x 7'9 (3.51m x 2.36m)

Cloakroom

Dining Room: 13'5 x 11'9 (4.09m x 3.58m)

FIRST FLOOR

Landing

Bedroom 1: 15'3 x 14'0 (4.65m x 4.27m)

Bedroom 2: 13'2 x 9'7 (4.02m x 2.92m)

Bedroom 3: 11'3 x 8'1 (3.43m x 2.47m)

Bathroom: 6'5 x 5'6 (1.96m x 1.68m)

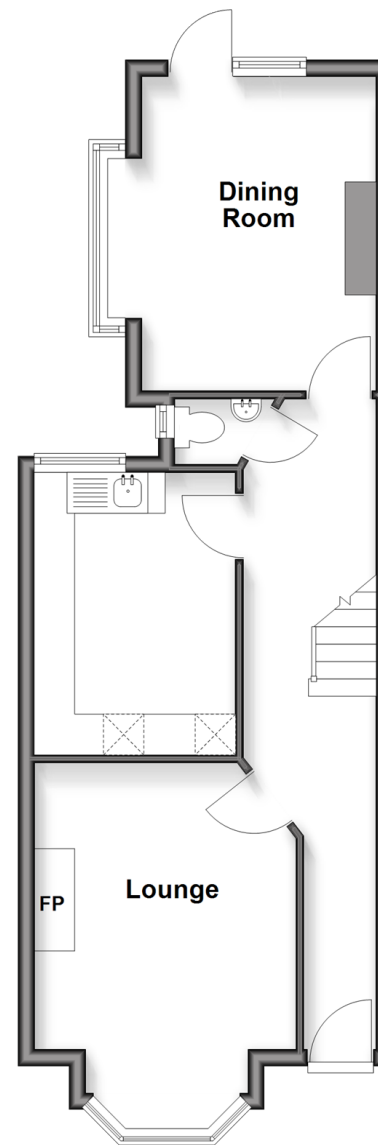
OUTSIDE

Rear Garden

Front Forecourt

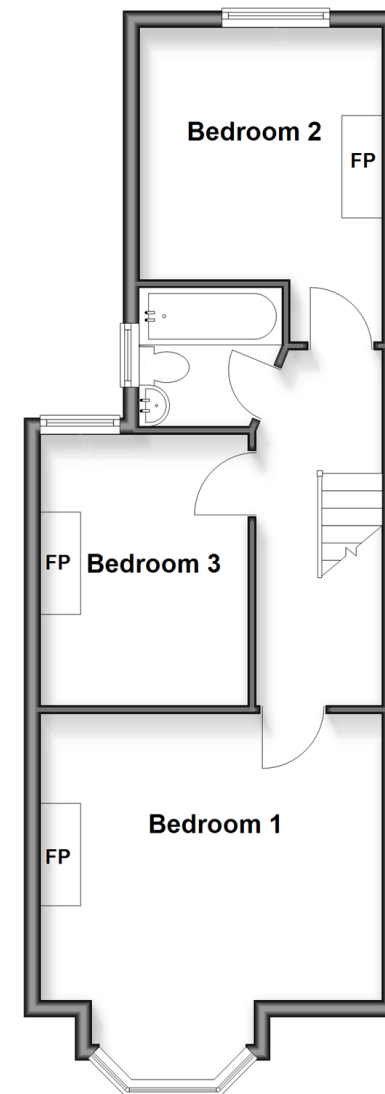
Ground Floor

Approx. 45.2 sq. metres (487.0 sq. feet)



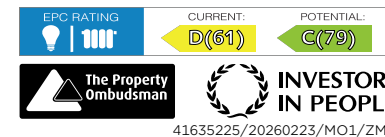
First Floor

Approx. 45.6 sq. metres (490.6 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
- 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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