



**Guide Price**  
**£212,000**

**Freehold**

2x  1x  1x 

**Station Road,  
Portsmouth, Hampshire,  
PO3**

**OVER 60?**

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

**cubitt&west**  
Helping you move forwards





## Main features

- Modern decor throughout
- Popular location close to local transport links
- Refurbished throughout to a high standard
- Low maintenance rear garden
- Walking distance to local shops

## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge/Diner: 24'3 x 12'8 (7.40m x 3.86m)

Kitchen: 11'8 x 8'2 (3.56m x 2.49m)

Bathroom: 8'5 x 6'4 (2.57m x 1.93m)

### FIRST FLOOR

Landing

Bedroom 1: 12'7 x 10'9 (3.84m x 3.28m)

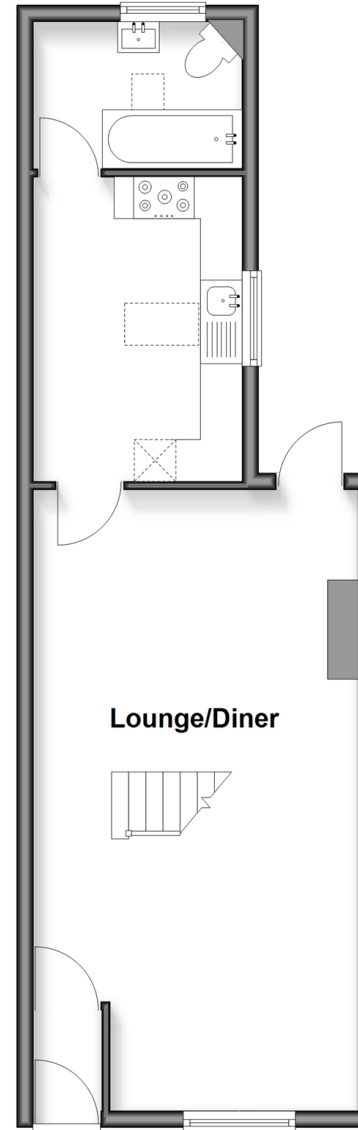
Bedroom 2: 12'8 x 10'4 (3.86m x 3.15m)

### OUTSIDE

Rear Garden

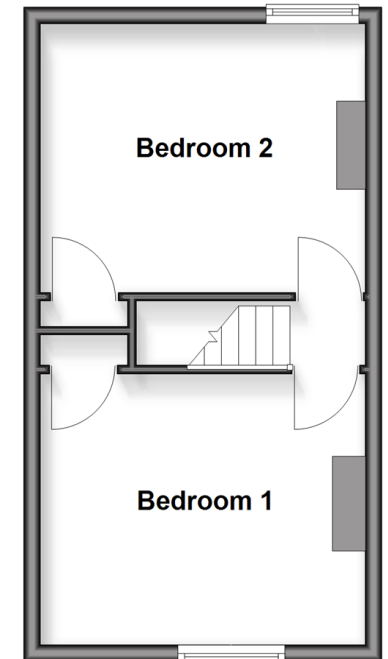
## Ground Floor

Approx. 43.2 sq. metres (464.7 sq. feet)



## First Floor

Approx. 29.1 sq. metres (313.2 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 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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