



**Price**  
**£270,000**

**Freehold**

3x  2x  1x 

**Preston Road,  
Portsmouth, Hampshire,  
PO2**

**OVER 60?**

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

**cubitt&west**  
Helping you move forwards





## Main features

- Open plan kitchen/diner perfect for family gatherings
- Light airy double glazed glass conservatory
- Sunny aspect mature picturesque rear garden with brick outbuilding
- Downstairs shower room and upstairs family bathroom
- Excellent school catchment area

## Accommodation

### GROUND FLOOR

Entrance Hallway

Lounge: 16'7 x 13'2 (5.06m x 4.02m)

Kitchen/Dining Area: 18'9 x 11'1 (5.72m x 3.38m)

Conservatory Area: 15'1 x 6'4 (4.60m x 1.93m)

### FIRST FLOOR

Bedroom 1: 14'2 x 12'3 (4.32m x 3.74m)

Bedroom 2: 14'1 x 7'9 (4.30m x 2.36m)

Bedroom 3: 11'9 x 10'5 (3.58m x 3.18m)

Bathroom: 5'9 x 5'1 (1.75m x 1.55m)

### OUTSIDE

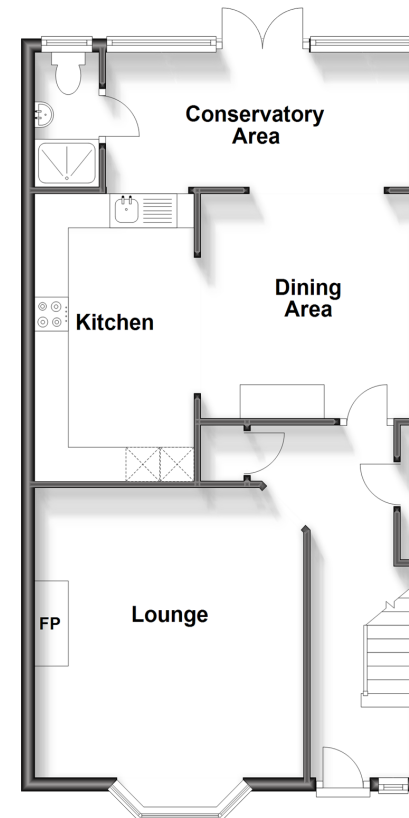
Front Forecourt

Mature Rear Garden

Brick Outbuilding

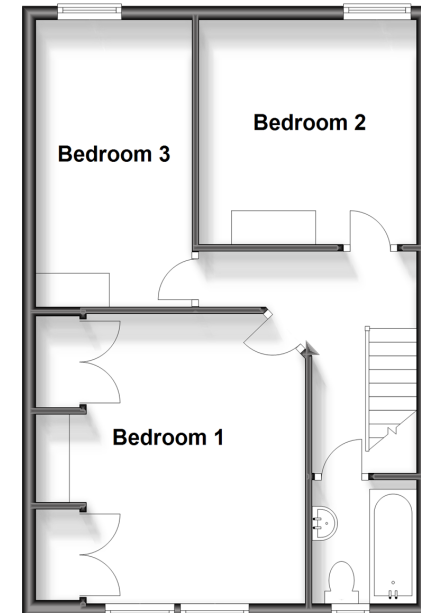
### Ground Floor

Approx. 60.5 sq. metres (650.9 sq. feet)



### First Floor

Approx. 48.5 sq. metres (521.9 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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