



Price
£260,000

Freehold

3x  1x  2x 

**Epworth Road,
Portsmouth, Hampshire,
PO2**

OVER 60?

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

cubitt & west
Helping you move forwards



Main features

- Bright and Sunny open plan extended kitchen/dining area
- Low maintenance sunny aspect rear garden
- Great school catchment area
- Downstairs cloakroom and upstairs bathroom
- Close to local daily amenities

Accommodation

GROUND FLOOR

Entrance Hallway
 Lounge: 13'9 x 13'2 (4.19m x 4.02m)
 Study: 9'10 x 7'11 (3.00m x 2.41m)
 Cloakroom
 Kitchen: 12'2 x 9'3 (3.71m x 2.82m)
 Dining Area: 9'3 x 8'11 (2.82m x 2.72m)

FIRST FLOOR

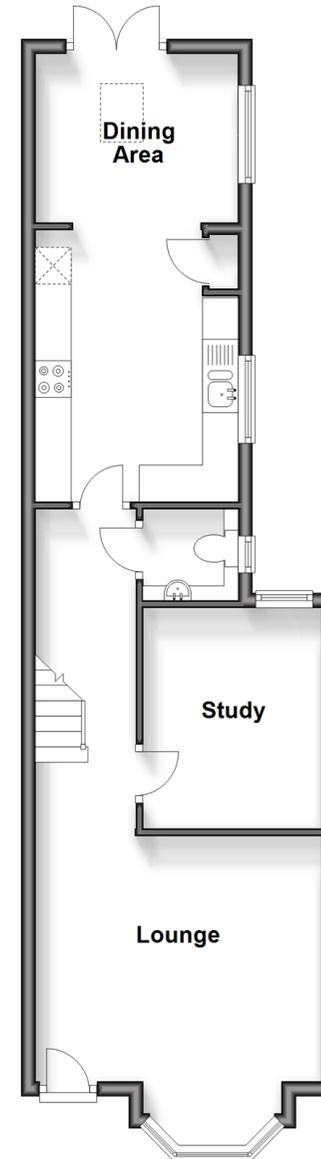
Landing
 Bedroom 1: 13'11 x 11'1 (4.24m x 3.38m)
 Bedroom 2: 9'11 x 7'10 (3.02m x 2.39m)
 Bedroom 3: 9'4 x 7'9 (2.85m x 2.36m)
 Bathroom

OUTSIDE

Front Forecourt
 Rear Garden

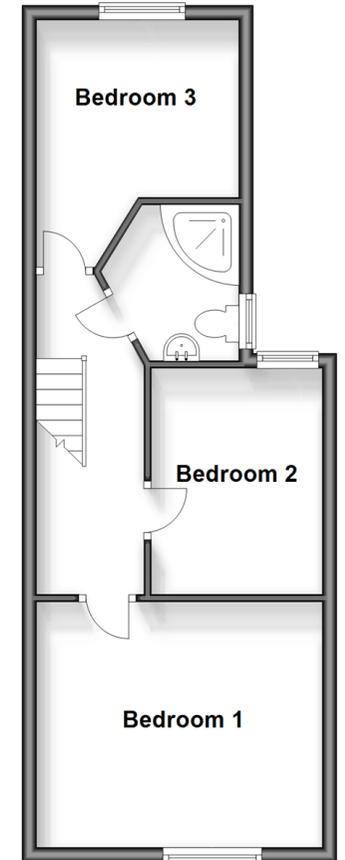
Ground Floor

Approx. 48.4 sq. metres (520.7 sq. feet)



First Floor

Approx. 39.6 sq. metres (426.5 sq. feet)



Call Portsmouth - 023 9266 1213 ■ 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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