



**Price**  
**£290,000**

**Freehold**

3x  1x  1x 

**Balderton Close, Hilsea,  
Portsmouth, Hampshire,  
PO2**

**OVER 60?**

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

**cubitt & west**  
Helping you move forwards



## Main features

- Well presented home, hidden away in a quiet cul-de-sac
- Open plan lounge/dining room
- Downstairs cloakroom and upstairs bathroom
- Modern kitchen
- Private garage en-bloc at rear



## Accommodation

### GROUND FLOOR

Entrance Hallway  
 Cloakroom  
 Kitchen: 9'1 x 8'3 (2.77m x 2.52m)  
 Lounge/Dining Room: 18'7 x 18'7 (5.67m x 5.67m)

### FIRST FLOOR

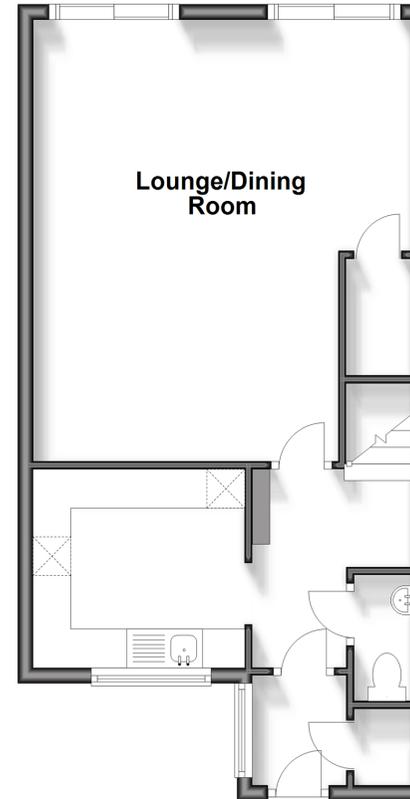
Landing  
 Bedroom 1: 13'6 x 10'4 (4.12m x 3.15m)  
 Bedroom 2: 12'1 x 8'11 (3.69m x 2.72m)  
 Bedroom 3: 8'6 x 6'10 (2.59m x 2.08m)  
 Bathroom

### OUTSIDE

Rear Garden  
 Garage En-Bloc

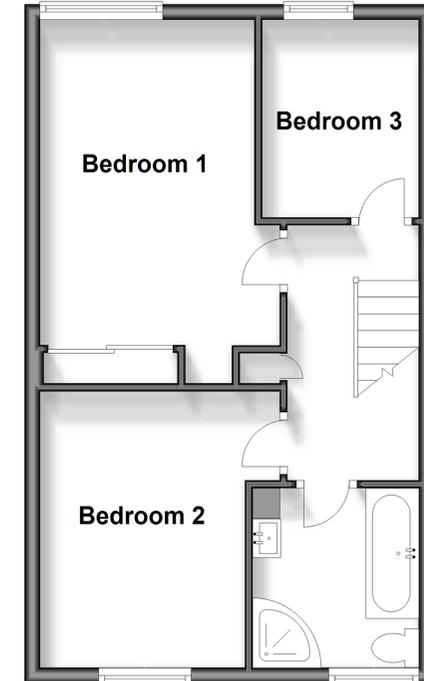
### Ground Floor

Approx. 45.0 sq. metres (484.2 sq. feet)



### First Floor

Approx. 41.8 sq. metres (449.8 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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