



**Price**  
**£395,000**

**Freehold**

3x  2x  1x 

**Union Road,  
Portsmouth, Hampshire,  
PO3**

**OVER 60?**

You could get up to  
**59% off** the price!\*

**cubitt & west**  
Helping you move forwards



## Main features

- Well presented family home with years remaining on NHBC
- Exclusive private development
- Ample off-road parking with additional garage
- Spacious lounge opening out onto sunny private garden
- Central location, close to shops, travel links and good schools

## Accommodation

### GROUND FLOOR

#### Entrance Hallway

**Cloakroom:** 6'3 x 3'1 (1.91m x 0.94m)

**Lounge:** 15'7 x 13'6 (4.75m x 4.12m)

**Kitchen/Diner:** 14'11 x 8'6 (4.55m x 2.59m)

### FIRST FLOOR

#### Landing

**Bedroom 1:** 13'5 x 8'10 (4.09m x 2.69m)

#### En-Suite Shower Room

**Bedroom 2:** 10'3 x 6'5 (3.13m x 1.96m)

**Bedroom 3:** 10'2 x 8'10 (3.10m x 2.69m)

**Bathroom:** 6'6 x 6'4 (1.98m x 1.93m)

### OUTSIDE

**Front Forecourt**

**Driveway**

**Garage**

**Rear Garden**

**Ground Floor**  
Approx. 59.7 sq. metres (642.6 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
- Our Homewise partnership offer a 'Home for Life' plan to buyers over 60, granting a lifetime lease for your protection and reducing the purchase price by up to 59%



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