



**Price**  
**£390,000**

**Freehold**

5x  2x  2x 

**Gladys Avenue,  
Portsmouth, Hampshire,  
PO2**

**OVER 60?**

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

**cubitt & west**  
Helping you move forwards



## Main features

- Large sunny aspect rear garden
- Excellent access out of the city via the M275
- Exceptional attention to detail throughout the property
- Bright and sunny open plan kitchen/breakfast area
- Loft conversion and generous living accommodation throughout

## Accommodation

### GROUND FLOOR

Entrance Hallway  
 Lounge: 16'4 x 13'5 (4.98m x 4.09m)  
 Kitchen/Breakfast Area: 16'0 x 10'2 (4.88m x 3.10m)  
 Utility Room  
 Dining Room: 15'5 x 10'2 (4.70m x 3.10m)  
 Conservatory: 8'6 x 7'10 (2.59m x 2.39m)  
 Bathroom

### FIRST FLOOR

Landing  
 Bedroom 1: 13'1 x 12'5 (3.99m x 3.79m)  
 Bedroom 2: 16'0 x 10'2 (4.88m x 3.10m)  
 Bedroom 3: 12'5 x 9'2 (3.79m x 2.80m)  
 Shower Room

### SECOND FLOOR

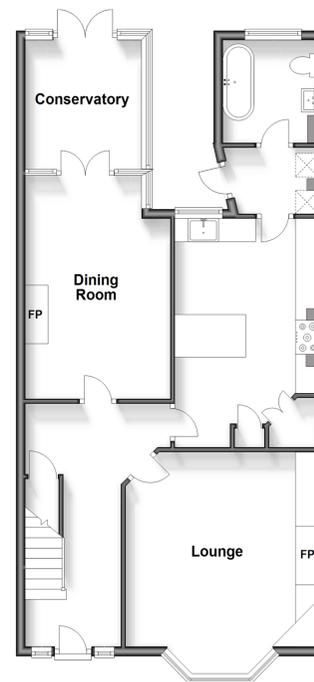
Bedroom 4: 21'11 x 12'1 (6.68m x 3.69m)  
 Bedroom 5: 10'2 x 10'2 (3.10m x 3.10m)

### OUTSIDE

Front Forecourt  
 Rear Garden

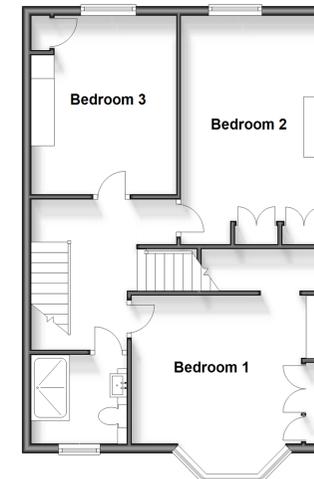
### Ground Floor

Approx. 76.0 sq. metres (818.1 sq. feet)



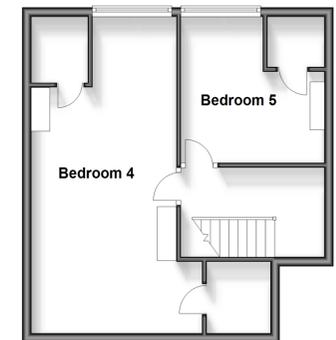
### First Floor

Approx. 59.0 sq. metres (634.8 sq. feet)



### Second Floor

Approx. 41.4 sq. metres (445.6 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  
 ■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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