



**Price**  
**£320,000**

**Freehold**

3x  1x  2x 

**Ninian Park Road,  
Portsmouth, Hampshire,  
PO3**

**OVER 60?**

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

**cubitt & west**  
Helping you move forwards



## Main features

- Generous living space and all the bedrooms are doubles
- Stunning rear garden and views
- Off-road parking to the front
- Excellent school and college catchment area
- Sought after location and road

## Accommodation

### GROUND FLOOR

Entrance Hallway  
 Sitting Room: 14'5 x 13'3 (4.40m x 4.04m)  
 Kitchen/Breakfast Room: 16'8 x 11'6 (5.08m x 3.51m)  
 Lounge: 16'4 x 12'10 (4.98m x 3.91m)

### FIRST FLOOR

Landing  
 Bedroom 1: 14'8 x 11'2 (4.47m x 3.41m)  
 Bedroom 2: 16'0 x 14'4 (4.88m x 4.37m)  
 Bathroom: 6'4 x 4'5 (1.93m x 1.35m)

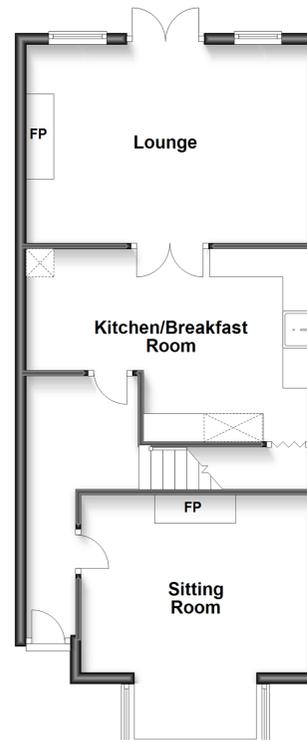
### SECOND FLOOR

Bedroom 3: 16'6 x 13'9 (5.03m x 4.19m)

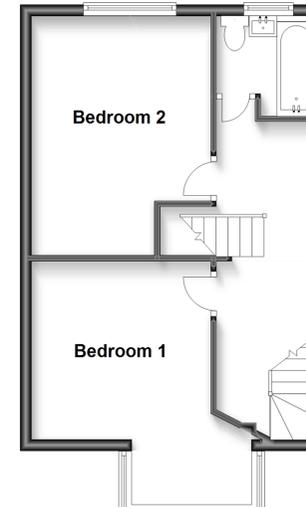
### OUTSIDE

Off Road Parking  
 Rear Garden

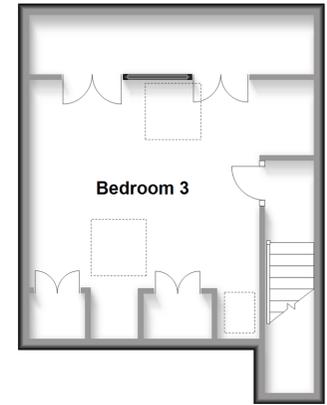
**Ground Floor**  
 Approx. 57.5 sq. metres (619.0 sq. feet)



**First Floor**  
 Approx. 40.0 sq. metres (430.7 sq. feet)



**Second Floor**  
 Approx. 30.5 sq. metres (327.8 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  
 ■ 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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