



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)

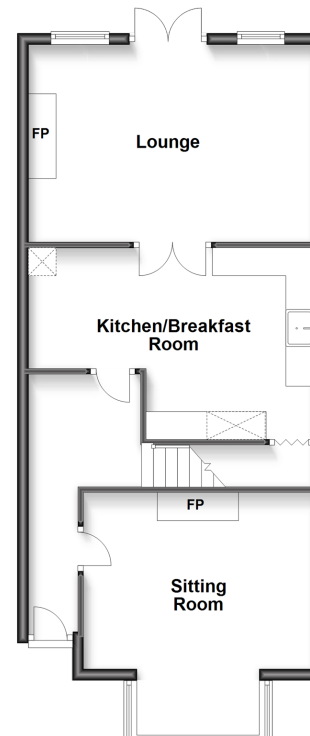
SECOND FLOOR

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

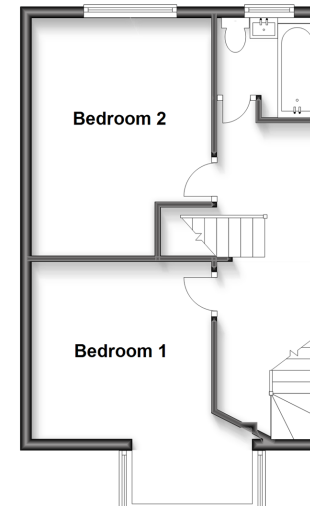
OUTSIDE

Off Road Parking
Rear Garden

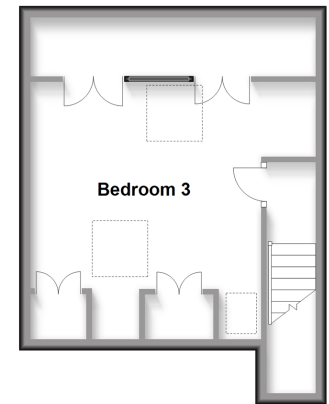
Ground Floor
Approx. 57.5 sq. metres (619.0 sq. feet)



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

■ 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