



**Price**  
**£250,000**

**Freehold**

3x  1x  2x 

**Newcome Road,  
Fratton, Portsmouth,  
Hampshire, PO1**

**OVER 60?**

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

**cubitt&west**  
Helping you move forwards





## Main features

- C4 certified property being sold with tenants in situ
- Rental potential of £1900pcm when fully occupied
- Situated in central Fratton
- Close to all amenities
- Private enclosed garden with rear access

## Accommodation

### GROUND FLOOR

Entrance Hallway

Lounge (Used as bedroom): 11'1 x 10'9  
(3.38m x 3.28m)

Dining Room: 10'9 x 10'1 (3.28m x 3.08m)

Kitchen: 11'2 x 8'7 (3.41m x 2.62m)

Bathroom: 8'7 x 7'9 (2.62m x 2.36m)

### FIRST FLOOR

Landing

Bedroom 1: 13'0 x 9'8 (3.97m x 2.95m)

Bedroom 2: 11'0 x 9'9 (3.36m x 2.97m)

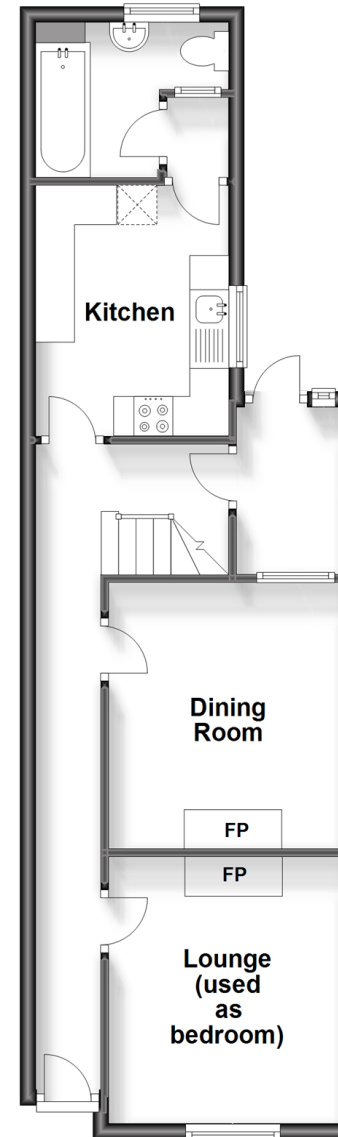
Bedroom 3: 10'9 x 8'2 (3.28m x 2.49m)

### OUTSIDE

Rear Garden

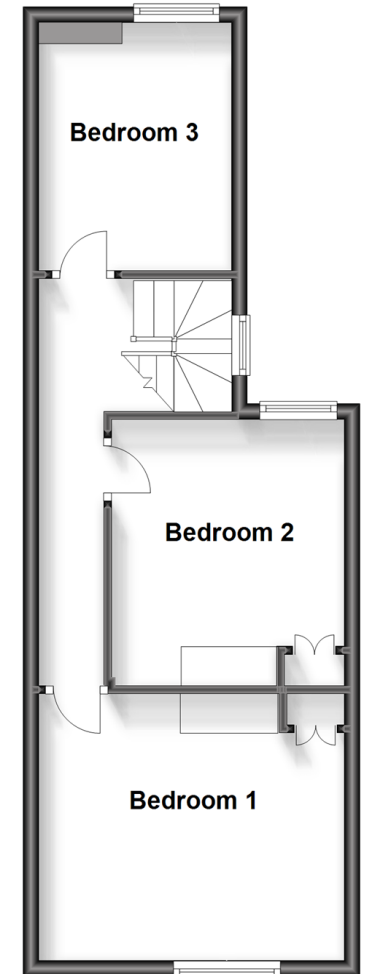
### Ground Floor

Approx. 47.4 sq. metres (510.4 sq. feet)



### First Floor

Approx. 39.5 sq. metres (424.8 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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