

**OVER 60?**

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

**Price**

**£260,000**

**Freehold**

3x  1x  2x 

**Paddington Road, North  
End, Portsmouth,  
Hampshire, PO2**

**cubitt&west**  
Helping you move forwards





## Main features

- 3 double bedrooms and conservatory
- Sunny aspect low maintenance garden
- Excellent school catchment area
- No forward chain
- Close to all local amenities

## Accommodation

### GROUND FLOOR

Entrance Hallway

Lounge: 17'1 x 11'6 (5.21m x 3.51m)

Kitchen: 11'4 x 9'8 (3.46m x 2.95m)

Dining Room: 14'5 x 10'8 (4.40m x 3.25m)

Conservatory

Separate Toilet

### FIRST FLOOR

Landing

Bedroom 1: 17'2 x 14'8 (5.24m x 4.47m)

Bedroom 2: 13'4 x 10'9 (4.07m x 3.28m)

Bathroom

Bedroom 3: 9'5 x 9'1 (2.87m x 2.77m)

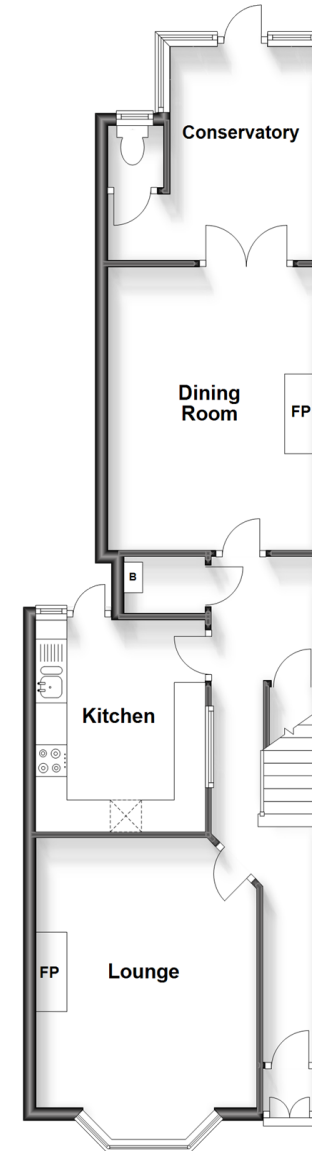
### OUTSIDE

Forecourt

Rear Garden

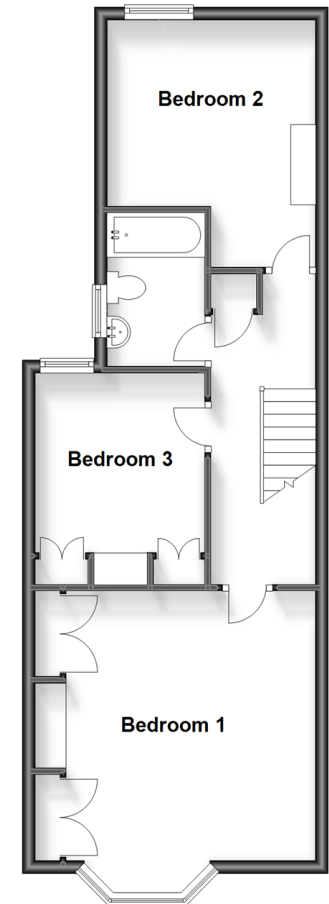
### Ground Floor

Approx. 63.2 sq. metres (680.4 sq. feet)



### First Floor

Approx. 53.2 sq. metres (572.4 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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