



**OVER 60?**

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

**Price**  
**£210,000**

**Freehold**

2x  1x  2x 

**Agincourt Road,  
Portsmouth, Hampshire,  
PO2**

**cubitt & west**  
Helping you move forwards



## Main features

- Well presented home, being offered with no forward chain
- Upstairs bathroom
- Private rear enclosed garden
- Modern kitchen
- Central location close to all local amenities

## Accommodation

### GROUND FLOOR

Entrance Hallway

Lounge: 12'11 x 10'0 (3.94m x 3.05m)

Dining Room (Used as Bedroom): 11'0 x 10'1 (3.36m x 3.08m)

Kitchen: 9'10 x 7'1 (3.00m x 2.16m)

### FIRST FLOOR

Landing

Bedroom 1: 13'2 x 11'10 (4.02m x 3.61m)

Bedroom 2: 10'10 x 9'11 (3.30m x 3.02m)

Bathroom: 9'10 x 8'1 (3.00m x 2.47m)

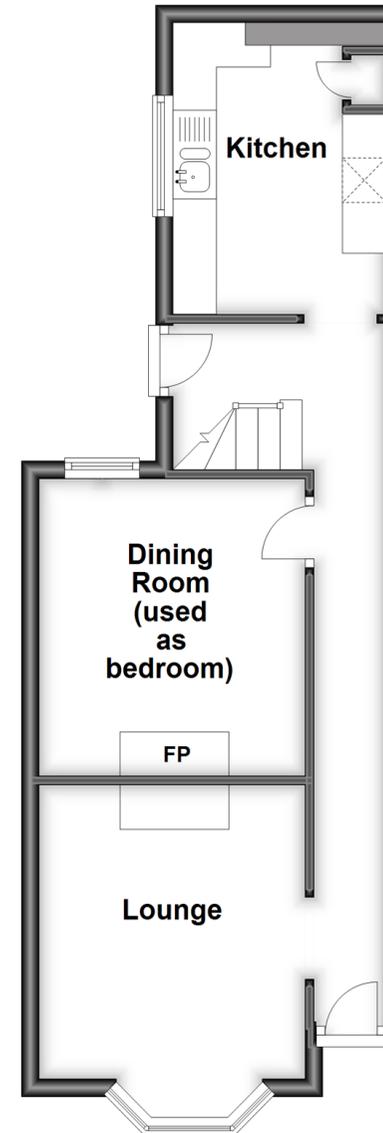
### OUTSIDE

Front Forecourt

Rear Garden

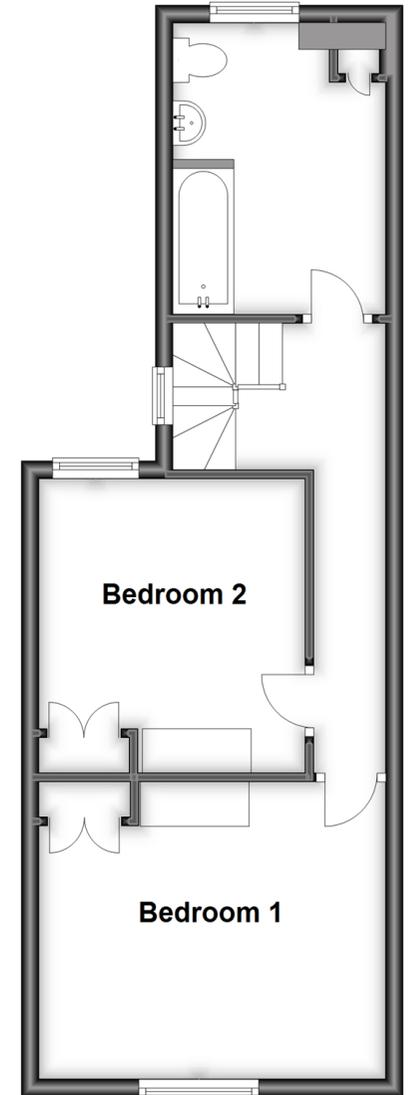
## Ground Floor

Approx. 39.2 sq. metres (422.2 sq. feet)



## First Floor

Approx. 39.6 sq. metres (426.7 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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