



**Price**  
**£190,000**

**Freehold**

2x  1x  1x 

**Guildford Road,  
Portsmouth, Hampshire,  
PO1**

**OVER 60?**

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

**cubitt & west**  
Helping you move forwards



## Main features

- Unique freehold home
- Fitted modern kitchen with dining space
- Open plan lounge with small outside area
- Central location, close to shops and travel links
- Offered with no forward chain

## Accommodation

### GROUND FLOOR

Entrance Hallway

Lounge: 15'11 x 14'0 (4.85m x 4.27m)

Kitchen: 14'0 x 8'0 (4.27m x 2.44m)

### FIRST FLOOR

Landing

Bedroom 1: 9'5 x 8'7 (2.87m x 2.62m)

Bedroom 2: 8'5 x 6'2 (2.57m x 1.88m)

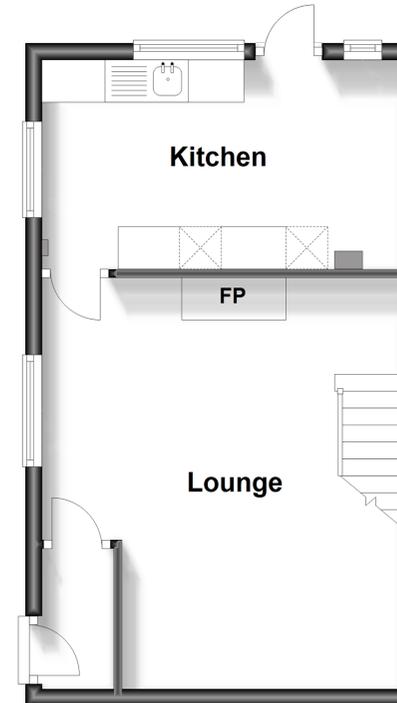
Bathroom: 5'7 x 5'2 (1.70m x 1.58m)

### OUTSIDE

Rear Garden

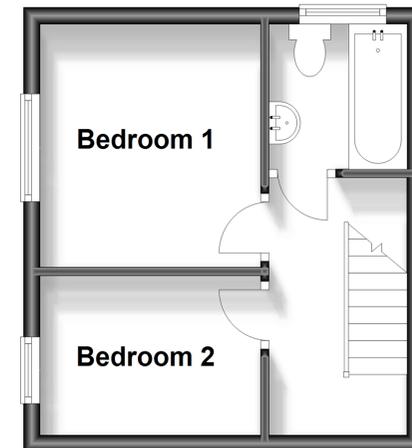
### Ground Floor

Approx. 32.0 sq. metres (344.5 sq. feet)



### First Floor

Approx. 21.5 sq. metres (230.9 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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