



**OVER 60?**

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

**Price**  
**£250,000**

**Freehold**

2x  1x  2x 

**Drayton Road,  
Portsmouth, Hampshire,  
PO2**

**cubitt&west**  
Helping you move forwards





## Main features

- Well presented home, perfect for first time buyers
- Semi converted loft, currently a t.v room
- Two separate living spaces
- Landscaped rear garden
- Modern features throughout

## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge: 12'7 x 10'7 (3.84m x 3.23m)

Dining Room: 12'1 x 8'8 (3.69m x 2.64m)

Kitchen: 10'5 x 7'6 (3.18m x 2.29m)

Shower Room

Utility Room: 12'1 x 3'5 (3.69m x 1.04m)

### FIRST FLOOR

Landing

Bedroom 1: 12'6 x 7'6 (3.81m x 2.29m)

Bedroom 2: 12'6 x 7'6 (3.81m x 2.29m)

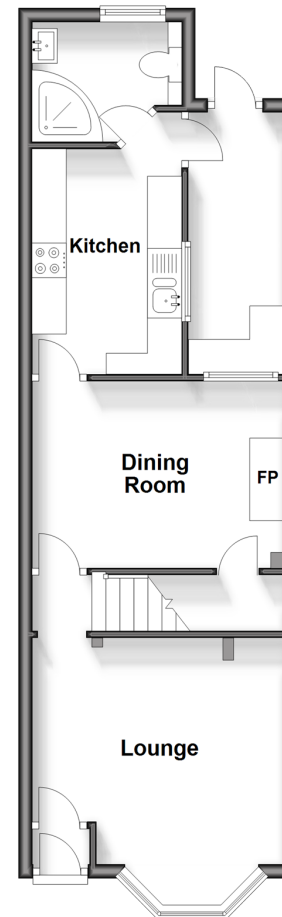
### SECOND FLOOR

Loft Room: 11'9 x 10'1 (3.58m x 3.08m)

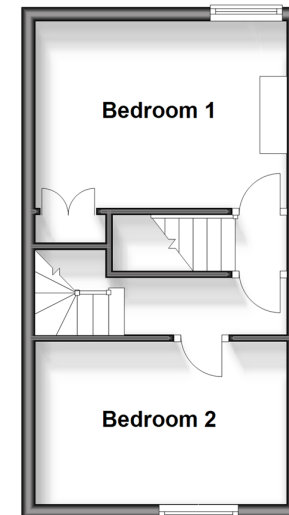
### OUTSIDE

Rear Garden

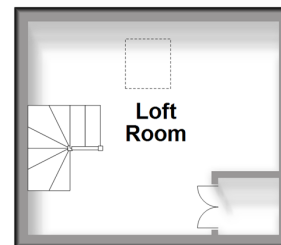
**Ground Floor**  
Approx. 42.9 sq. metres (462.1 sq. feet)



**First Floor**  
Approx. 25.6 sq. metres (275.6 sq. feet)



**Second Floor**  
Approx. 11.3 sq. metres (121.6 sq. feet)



**Call Portsmouth - 023 9266 1213 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)**

- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- 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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