



**Price**  
**£325,000**

**Freehold**

3x  1x  2x 

Ophir Road, North End,  
Portsmouth, Hampshire,  
PO2

**OVER 60?**

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

**cubitt & west**  
Helping you move forwards



## Main features

- Spacious family home with double bay and forecourt
- No forward chain
- Flexible accommodation throughout
- Private rear garden with brick build shed
- Modern kitchen and Bathroom
- Loft boarded with loft ladder access
- Sought after location in Portsmouth

## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge: 17'8 x 11'6 (5.39m x 3.51m)

Dining Room: 18'2 x 15'4 (5.54m x 4.68m)

Kitchen: 12'0 x 9'4 (3.66m x 2.85m)

Lean-to: 8'1 x 7'1 (2.47m x 2.16m)

### FIRST FLOOR

Landing

Bedroom 1: 17'8 x 11'6 (5.39m x 3.51m)

Bedroom 2: 15'5 x 8'1 (4.70m x 2.47m)

Bedroom 3: 12'0 x 8'1 (3.66m x 2.47m)

Bathroom

### OUTSIDE

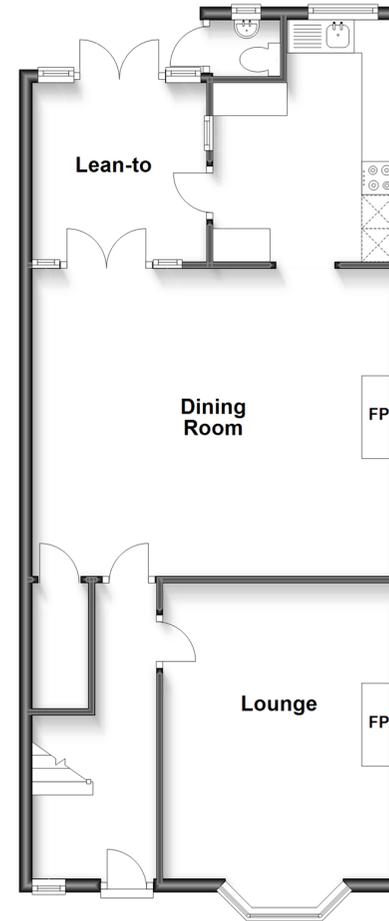
Front Forecourt

Rear Garden with Shed

Outside Toilet

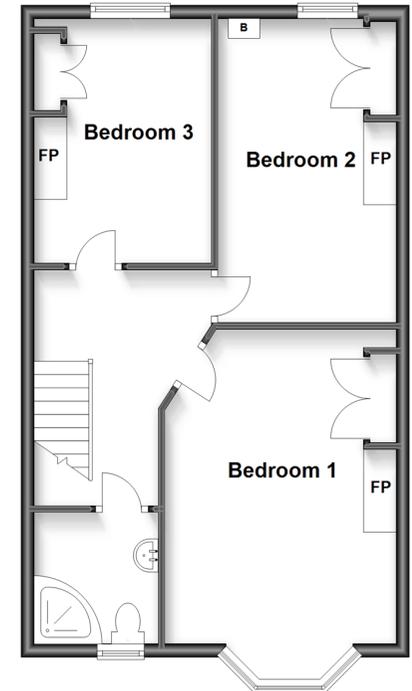
### Ground Floor

Approx. 69.2 sq. metres (745.1 sq. feet)



### First Floor

Approx. 52.4 sq. metres (564.0 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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