



**OVER 60?**

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

**Price**

**£240,000**

**Freehold**

3x  1x  2x 

**Monmouth Road,  
Portsmouth, Hampshire,  
PO2**

**cubitt&west**  
Helping you move forwards





## Main features

- **Spacious mid-terraced home, well proportioned throughout**
- **Excellent transport links and access to M275**
- **Low maintenance sunny aspect private rear garden**
- **Bay and forecourt family home**
- **Central location close to schools and shops**

## Accommodation

### GROUND FLOOR

Entrance Hallway

Lounge: 11'3 x 10'2 (3.43m x 3.10m)

Dining Room: 14'10 x 10'6 (4.52m x 3.20m)

Kitchen: 9'2 x 8'4 (2.80m x 2.54m)

Bathroom

### FIRST FLOOR

Landing

Bedroom 1: 13'6 x 10'5 (4.12m x 3.18m)

Bedroom 2: 10'6 x 9'8 (3.20m x 2.95m)

Bedroom 3: 8'7 x 8'6 (2.62m x 2.59m)

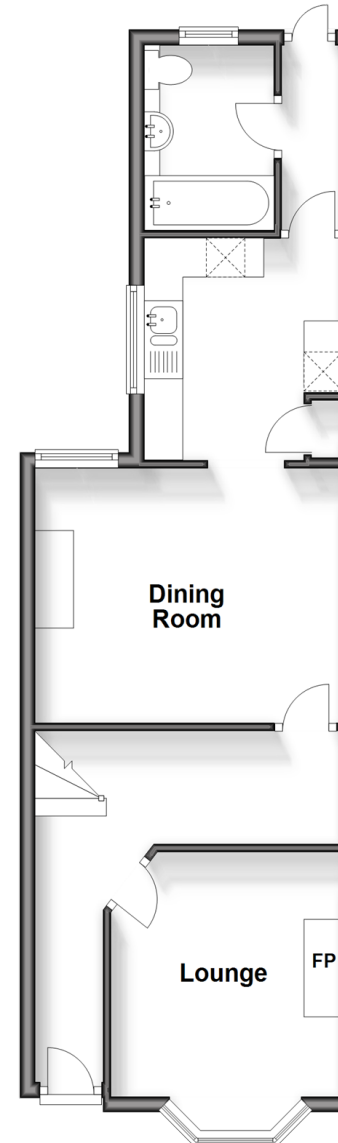
### OUTSIDE

Front Forecourt

Rear Garden

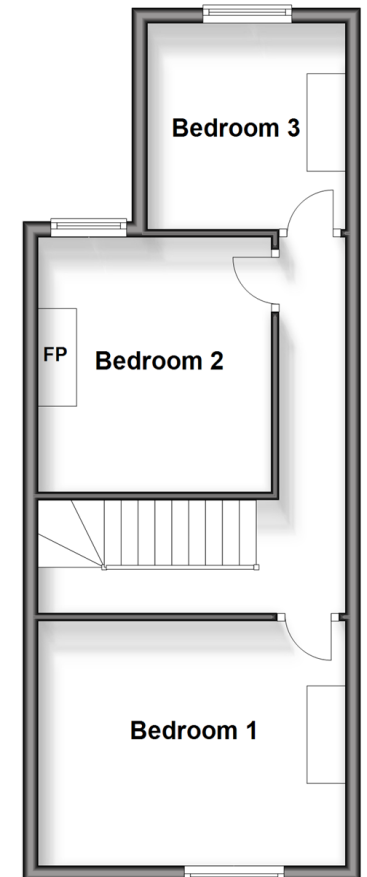
### Ground Floor

Approx. 46.1 sq. metres (496.5 sq. feet)



### First Floor

Approx. 39.2 sq. metres (422.1 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.



41634267/20240314/MO1/ZMG