



**OVER 60?**

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

**Price**

**£280,000**

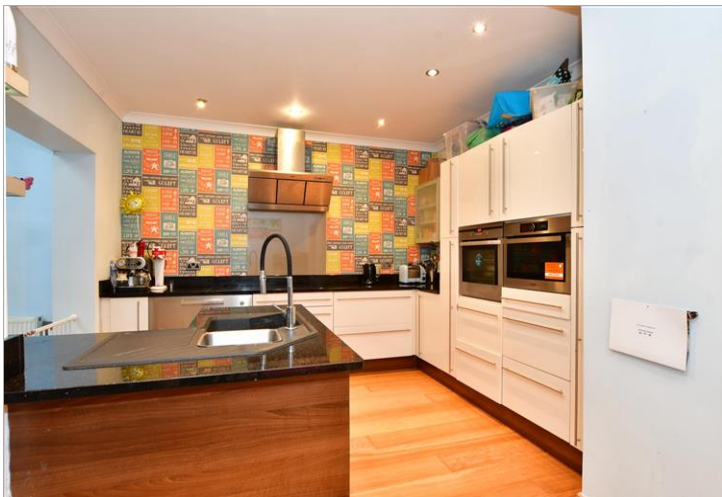
**Freehold**

3x  1x  2x 

**Copnor Road,  
Portsmouth, Hampshire,  
PO3**

**cubitt&west**  
Helping you move forwards





## Main features

- Chain-free property
- Large sunny aspect garden with hot tub and summer house
- Off-road parking space and shared driveway
- Excellent transport links and walking distance to amenities
- Admiral Lord Nelson school and Mayfield school catchment area

## Accommodation

### GROUND FLOOR

Entrance Hallway

Lounge: 14'9 x 12'3 (4.50m x 3.74m)

Kitchen: 17'2 x 11'11 (5.24m x 3.63m)

Dining Area: 12'9 x 12'0 (3.89m x 3.66m)

Cloakroom

### FIRST FLOOR

Landing

Bathroom

Bedroom 1: 12'2 x 11'10 (3.71m x 3.61m)

Bedroom 2: 11'11 x 10'3 (3.63m x 3.13m)

Bedroom 3: 8'11 x 7'7 (2.72m x 2.31m)

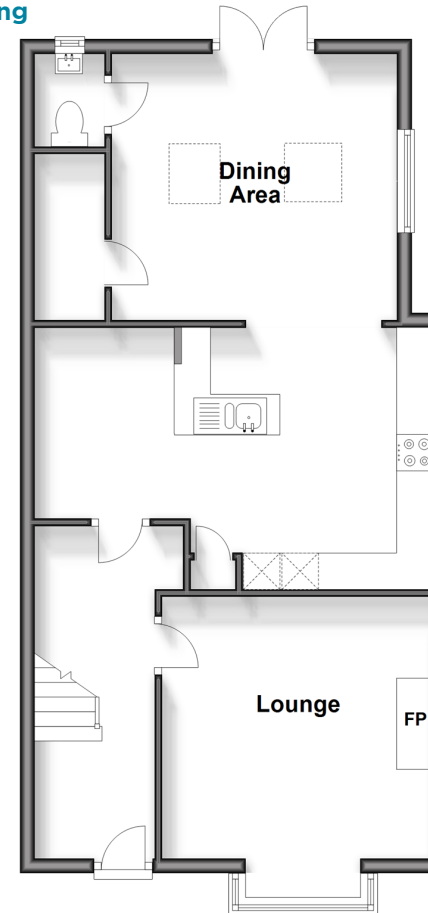
### OUTSIDE

Front Forecourt

Rear Garden

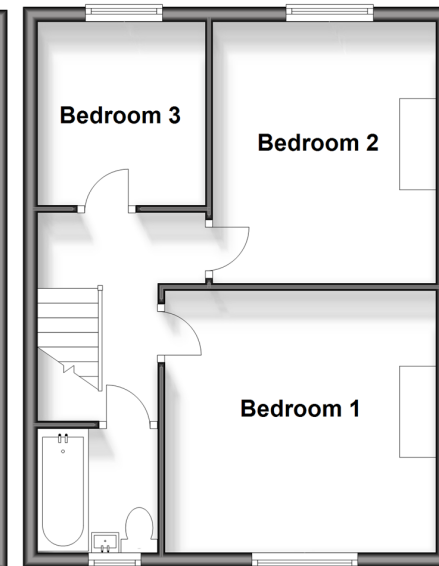
### Ground Floor

Approx. 59.0 sq. metres (634.9 sq. feet)



### First Floor

Approx. 39.9 sq. metres (429.0 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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