



Price
£380,000

Freehold

3x  2x  1x 

**Guardians Way,
Portsmouth, Hampshire,
PO3**

OVER 60?

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

cubitt&west
Helping you move forwards



Main features

- Great open plan living space for modern living
- Parking for several vehicles, garage, currently used as a study
- Sunny aspect rear garden
- Good school and college catchment area
- Excellent transport links in and out of town

Accommodation

GROUND FLOOR

Entrance Hallway

Cloakroom

Lounge/Kitchen: 26'5 x 16'2 (8.06m x 4.93m)

Dining Area: 15'1 x 10'6 (4.60m x 3.20m)

FIRST FLOOR

Landing

Bedroom 1: 14'2 x 9'1 (4.32m x 2.77m)

En-Suite Shower Room

Bedroom 2: 10'3 x 8'8 (3.13m x 2.64m)

Bedroom 3: 6'5 x 6'3 (1.96m x 1.91m)

Bathroom

OUTSIDE

Garage (Seller Uses As Study)

Off Road Parking



Call Portsmouth - 023 9266 1213 ■ 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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