



**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

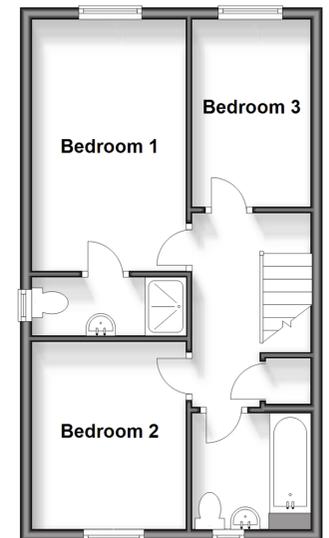
### OUTSIDE

- Garage (Seller Uses As Study)
- Off Road Parking

**Ground Floor**  
Approx. 70.8 sq. metres (762.1 sq. feet)



**First Floor**  
Approx. 40.7 sq. metres (438.0 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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