



**Guide Price**  
**£300,000**

**Freehold**

3x  1x  2x 

**Lincoln Rise,  
Waterlooville,  
Hampshire, PO8**

**OVER 60?**

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

**cubitt&west**  
Helping you move forwards





## Main features

- Offers over £300,000
- No forward chain
- Popular location close to schools and amenities
- Would benefit from modernisation
- Open plan living areas with separate study room
- Upstairs bathroom and downstairs cloakroom

## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge/Dining Area: 21'0 x 14'0 (6.41m x 4.27m)

Kitchen/Breakfast Room: 14'0 x 11'0 (4.27m x 3.36m)

Study: 12'0 x 10'0 (3.66m x 3.05m)

Cloakroom

### FIRST FLOOR

Landing

Bedroom 1: 14'0 x 8'0 (4.27m x 2.44m)

Bedroom 2: 10'0 x 8'0 (3.05m x 2.44m)

Bedroom 3: 9'0 x 7'1 (2.75m x 2.16m)

Family Bathroom

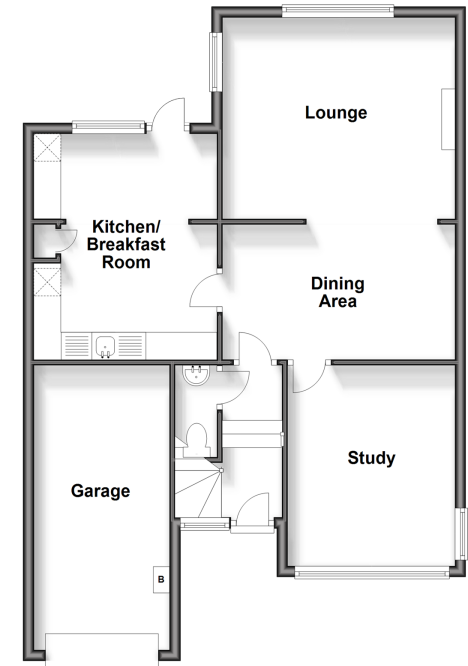
### OUTSIDE

Front & Rear Gardens

Garage with Driveway

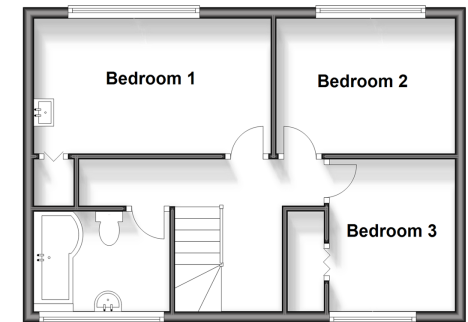
### Split Level Ground Floor

Approx. 72.5 sq. metres (780.3 sq. feet)



### Split Level First Floor

Approx. 41.7 sq. metres (448.7 sq. feet)



**Call Waterlooille - 02392 267244 ■ 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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