



Highbury Grove, Portsmouth, PO6 2RT

£295,000

With NO CHAIN, and nestled in the charming area of Highbury, Portsmouth, this delightful house presents an excellent opportunity for those seeking a comfortable and inviting home. This property offers plenty of room for comfort and entertaining and the location is a significant highlight, offering a blend of urban convenience and suburban tranquillity and a much sought after south facing garden.

Highbury Grove is known for its friendly community atmosphere, making it ideal for families and individuals alike. Residents can enjoy easy access to local amenities, including shops, schools, and parks. The area is well-connected by public transport, ensuring that the vibrant city centre of Portsmouth and its stunning waterfront are just a short journey away.

This house is perfect to personalise your living space, providing a blank canvas to create a home that reflects your unique style and preferences. With the potential for modernisation and improvement, this property offers a fantastic opportunity for investment or a family home.

In summary, this house is in a welcoming neighbourhood. Don't miss the chance to explore the possibilities this property has to offer.

All dimensions are approximate and are quoted for guidance only, their accuracy cannot be confirmed. Reference to appliances and / or services does not imply they are necessarily in working order or fit for the purpose. Buyers are advised to obtain verification from their Solicitors as to the freehold / Leasehold status of the property, the position regarding any fixtures and fittings and where the property has been extended / converted as to Planning Approval and Building Regulations compliance. These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must, themselves verify their accuracy. Where a room layout is included, this is for general guidance only, it is not to scale, and its accuracy cannot be confirmed.

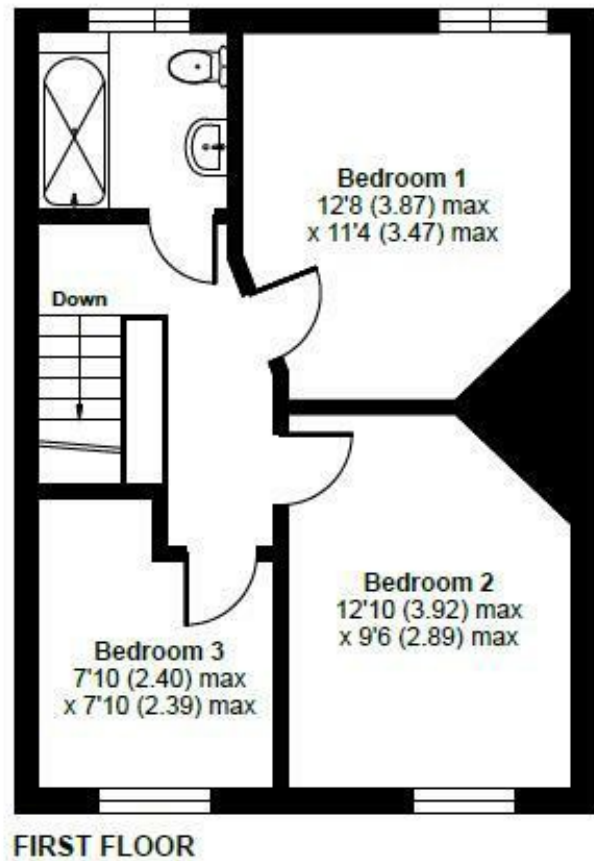
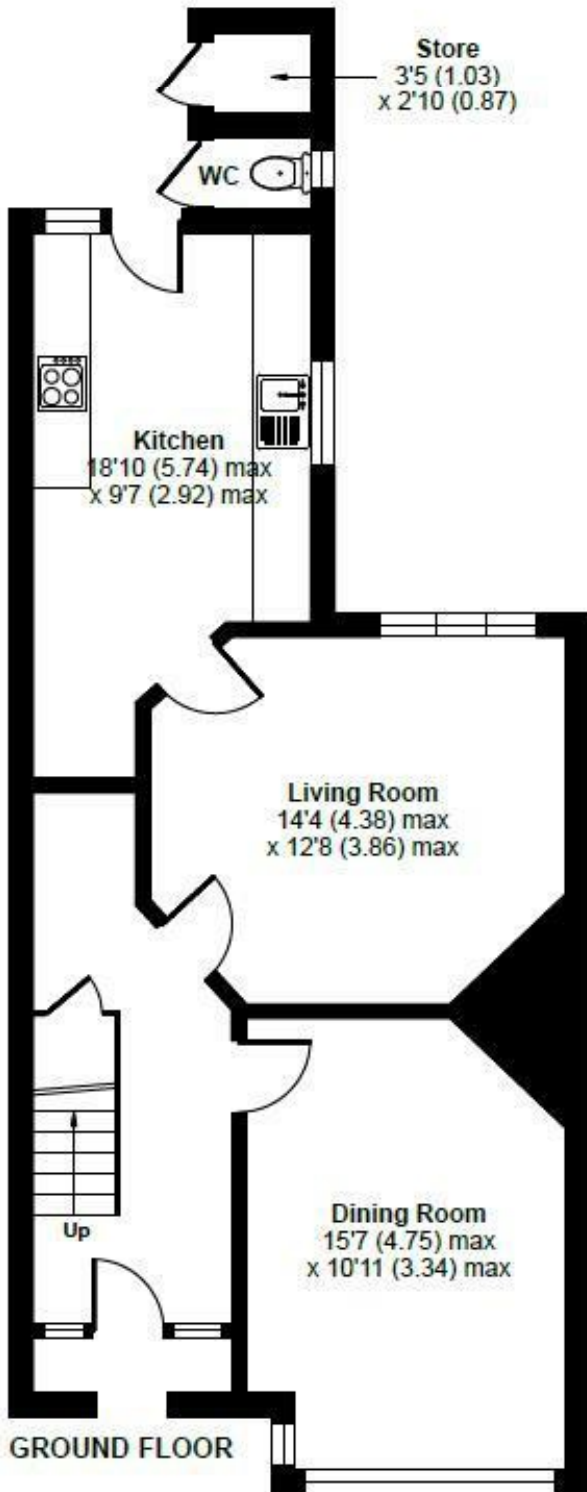
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Approximate Area = 1118 sq ft / 103.9 sq m

Outbuildings = 18 sq ft / 1.6 sq m

Total = 1136 sq ft / 105.5 sq m

For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	71	78
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		