

# HIGHBURY GROVE

PORTSMOUTH | HAMPSHIRE | PO6 2RX



£340,000

Freehold

- Three Bedroom Mid-Terrace Home
- Popular Highbury Estate Location
- Presented in Excellent Decorative Order
- Close To Local Schools and Transport Links
- Summerhouse with Power & Lighting
- Downstairs WC
- Low Maintenance Rear Garden
- Off Road Parking



## In Brief

Situated in the ever popular 'Highbury Estate', this three bedroom mid terraced home which is presented in excellent decorative order. The property is conveniently located within close proximity to schools, local shops, the railway station, local parks and road links.

Boasting **OFF ROAD PARKING** to the front, this lovely family home briefly comprises, entrance hallway, living room with feature fireplace, separate dining room with patio doors opening out to the garden, modern fitted kitchen and downstairs cloakroom.

Upstairs are three bedrooms, two of which are double rooms and the family bathroom.

The fence enclosed rear garden offers a good degree of privacy with an area of artificial lawn and a patio area adjoining the rear of the house. There is the added benefit of summer house inclusive of power and lighting, which has been sectioned to provide storage and an area which would be ideal for anyone working from home.

We anticipate interest to be high, please contact us to arrange your viewing.

£340,000

## KEY FACTS

Council Tax Band - C

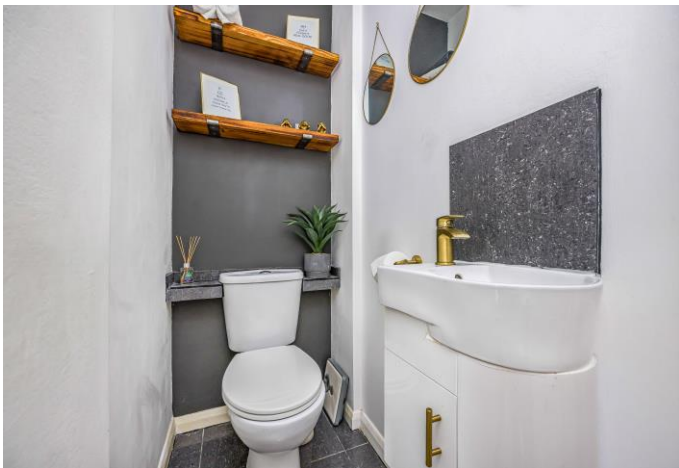
EPC Rating - D

Approximate Internal Area = 1090 Sq Ft



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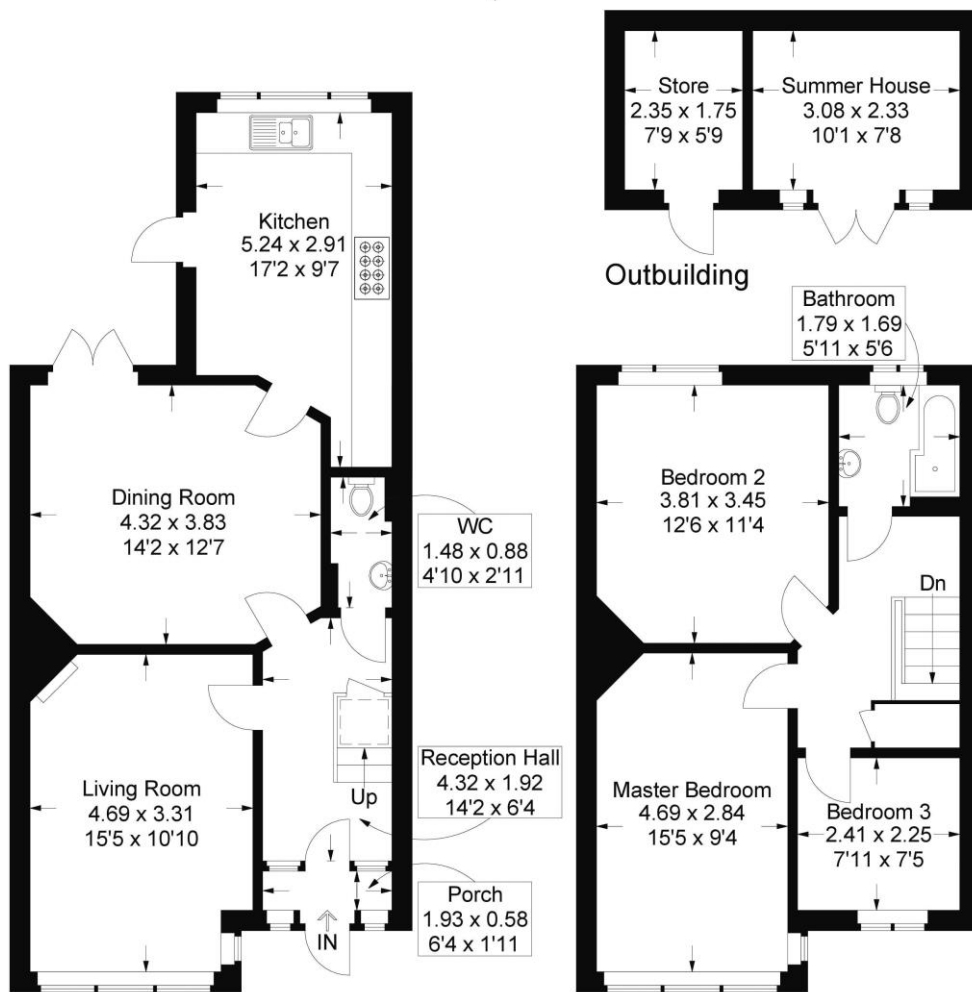


## Highbury Grove, Cosham

Approximate Gross Internal Area = 101.3 sq m / 1090 sq ft

Outbuilding = 12.1 sq m / 130 sq ft

Total = 113.4 sq m / 1220 sq ft



Ground Floor

First Floor

= Reduced headroom below 1.5m / 5'0

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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