

£255,000
58 Highgate Road
Portsmouth, PO3 5AS

PROPERTY SUMMARY

Jeffries & Dibbens are delighted to bring to the market this beautifully presented, three bedroom, mid-terraced property located in Highgate Road, Copnor. The accommodation on the ground floor comprises a 24ft, open plan reception room and a 15ft modern fitted kitchen with sliding doors opening out onto the 26ft, west facing garden. First floor accommodation offers three bedrooms, plus the family bathroom. Additional benefits include double glazing and gas central heating. We anticipate high levels of interest in this property and recommend an internal viewing at your earliest convenience. This can be arranged by calling our Portsmouth office, open late! 02392 661 662





COMPOSITE FRONT DOOR

PORCH Wood laminate flooring, door to reception room.

RECEPTION ROOM 24' 1" x 11' 9" excluding recess (7.34m x 3.58m) PVC double glazed bay window to front aspect, wood laminate flooring, PVC double glazed window to rear aspect, stairs to first floor, under stairs storage cupboard, door to kitchen.

KITCHEN 15' 8" x 9' 5" (4.78m x 2.87m) PVC double glazed sliding door to garden, range of high gloss wall and base units, square edge work surfaces, 1 1/2 stainless steel sink and drainer unit with adjustable mixer tap over, integral electric oven, integral induction hob with extractor over, space for 'American' style fridge/freezer, plumbing for washing machine, integral dishwasher, integral freezer, integral wine fridge, tiled to principal areas, wall mounted cupboard housing 'Glow-worm' combination boiler, spotlighting, two PVC double glazed windows to side aspect.

FIRST FLOOR LANDING Column radiator, loft hatch with pull down ladder, doors to.

BEDROOM ONE 13' 1" x 11' 4" (3.99m x 3.45m) PVC double glazed window to front aspect, radiator, laminate wood flooring.

BEDROOM TWO 9' 1" x 7' 9" (2.77m x 2.36m) PVC double glazed window to rear aspect, radiator.

BEDROOM THREE 9' 6" x 7' 1" (2.9m x 2.16m) PVC double glazed window to rear aspect, radiator.

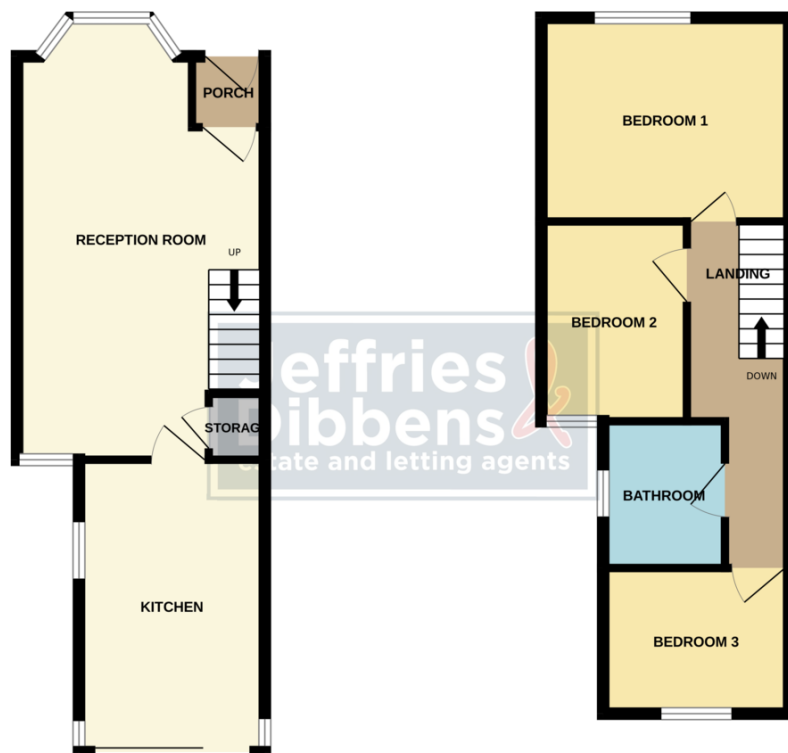
BATHROOM Obscure PVC double glazed window to side aspect, panel enclosed bath with mains powered shower over, pedestal mounted wash basin, chrome heated towel rail, low level WC, spotlighting, tiled to principal areas.

REAR GARDEN 26' 4" x 13' 7" (8.03m x 4.14m) Mainly laid to artificial grass, paved areas, south facing.



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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LOCAL AUTHORITY
Portsmouth City Council

TENURE
Freehold

COUNCIL TAX BAND
Band B

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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