



OFFERS IN EXCESS OF  
**£375,000**  
**246 Highbury Grove**  
Cosham, PO6 2RX

We are delighted to welcome to the sales market this immaculate three double bedroom family home situated in the sought after, tree lined location of Highbury Grove, Cosham. The well-presented property is situated a short distance from Cosham High Street, Cosham Railway Station, bus routes, schools, motorways links and many other local amenities. The accommodation comprises; entrance hall, generous lounge, stunning open plan kitchen/diner, WC and utility room to the ground floor. On the first floor you will find three double bedrooms and a modern bathroom suite. Additional benefits include a low maintenance south facing rear garden, off road parking, integrated kitchen appliances, gas central heating and double glazing. A viewing is highly recommended to appreciate this beautiful property.

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**ENTRANCE HALL** 12' 8" x 5' 11" (3.86m x 1.8m)

**LOUNGE** 17' 7" x 14' 4" (5.36m x 4.37m)

**KITCHEN/DINER** 25' 8" x 17' 4" (7.82m x 5.28m)

**UTILITY ROOM** 6' 4" x 2' 11" (1.93m x 0.89m)

**WC** 5' 9" x 2' 11" (1.75m x 0.89m)

**LANDING**

**BEDROOM ONE** 17' 7" x 14' 4" (5.36m x 4.37m)

**BEDROOM TWO** 12' 0" x 8' 9" (3.66m x 2.67m)

**BEDROOM THREE** 12' 0" x 8' 4" (3.66m x 2.54m)

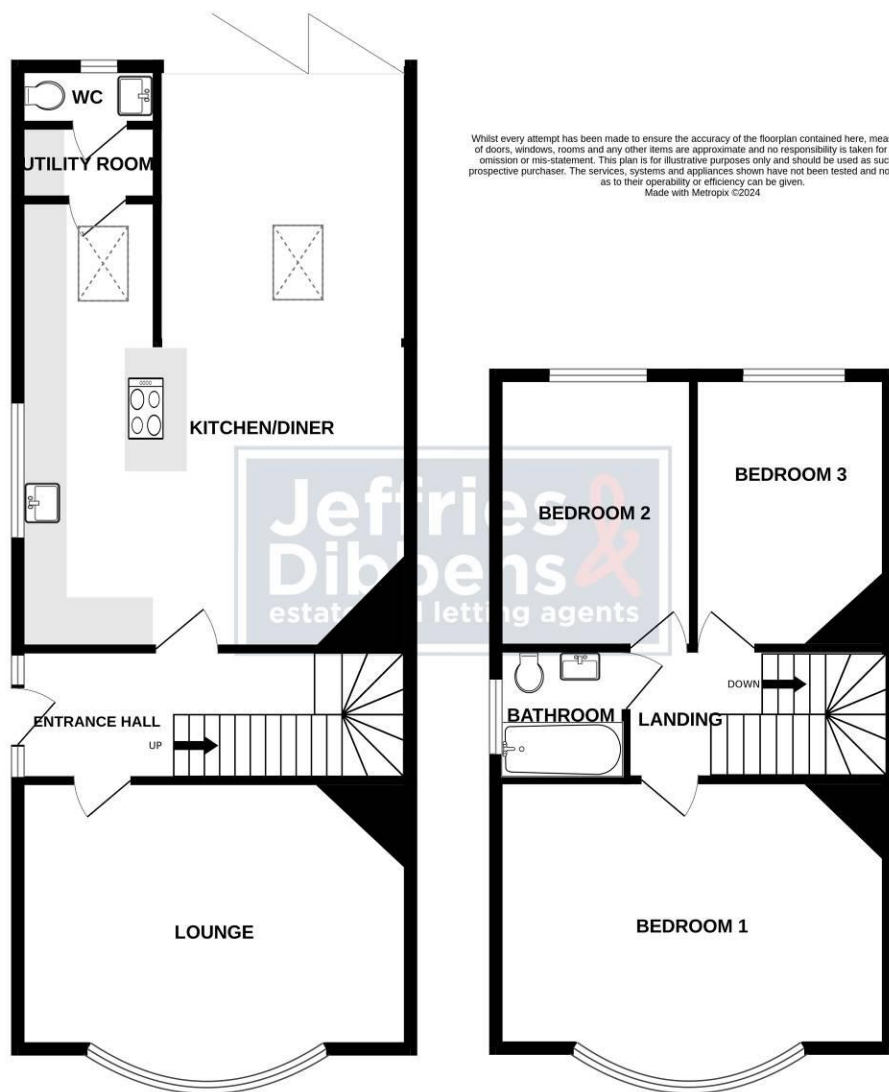
**BATHROOM** 5' 10" x 5' 9" (1.78m x 1.75m)

**GARDEN** South facing.



GROUND FLOOR

1ST FLOOR



**LOCAL AUTHORITY**  
Portsmouth City Council

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
Band C

**VIEWINGS**  
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



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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