

**£365,000**  
**25 Highbury Grove**  
Portsmouth, PO6 2RJ



## PROPERTY SUMMARY

We are pleased to present to the market this spacious three bed end of terrace family home in the popular and sought after location of Highbury Grove Cosham. With excellent access to both road and rail links as well as being close to QA Hospital it is an ideal setting for family and commuters alike. The family sized accommodation consist of two well proportioned reception rooms, kitchen and W.C to the ground floor. To the first floor you will find three double bedrooms and a family bathroom. Externally there is parking to the front and shared drive to garage with a garden to the rear.







**FRONT** Off road parking, front door to porch.

**PORCH**

**HALLWAY**

**LOUNGE** 17' 8 " x 14' 3 into bay" (5.38m x 4.34m)

**DINING ROOM** 18' 0" x 10' 6" (5.49m x 3.2m)

**KITCHEN** 15' 1" x 6' 5" (4.6m x 1.96m)

**WC**

**LANDING**

**BEDROOM ONE** 15' 6" x 14' 1 into bay" (4.72m x 4.29m)

**BEDROOM TWO** 11' 9" x 8' 6" (3.58m x 2.59m)

**BEDROOM THREE** 11' 9" x 8' 6" (3.58m x 2.59m)

**FAMILY BATHROOM**

**REAR GARDEN**

**GARAGE**



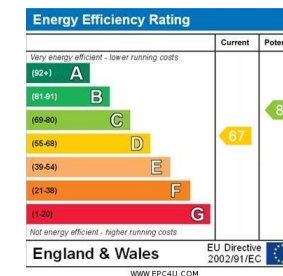
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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 C

**VIEWINGS**  
By prior appointment only



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.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and will **not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

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