

£380,000

11 Highbury Grove

Portsmouth, PO6 2RJ

PROPERTY SUMMARY

We're pleased to bring to the market this low numbered, three bedroom end of terrace property situated in the requested location of Highbury Grove, Cosham. The property boast two spacious reception rooms, a well appointed kitchen, a conservatory and a downstairs WC. To the first floor you will find three double bedrooms and a bathroom. Externally there is a well maintained rear garden with access to a garage, in addition to a block paved front garden for off road parking. To arrange your viewing contact our Drayton Office today!





FRONT Off road parking to front, shared driveway providing access to garage and front door.

HALLWAY

LOUNGE 18' 9" x 14' 3 into bay" (5.72m x 4.34m)

DINING ROOM 11' 8" x 11' 4" (3.56m x 3.45m)

KITCHEN 14' 6" x 7' 0" (4.42m x 2.13m)

CONSERVATORY 14' 4 max" x 8' 7 max" (4.37m x 2.62m)

WC

LANDING

BEDROOM ONE 18' 9" x 14' 3 into bay" (5.72m x 4.34m)

BEDROOM TWO 12' 0" x 9' 3" (3.66m x 2.82m)

BEDROOM THREE 11' 9" x 9' 3" (3.58m x 2.82m)

BATHROOM

REAR GARDEN

GARAGE



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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.
Made with Metropix 6/2025

LOCAL AUTHORITY
Portsmouth City Council

TENURE
Freehold

COUNCIL TAX BAND
Band C

VIEWINGS
By prior appointment only

EPC TO FOLLOW

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.

**Jeffries
& Dibbens**
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