

£347,500
200 Highbury Grove
Portsmouth, PO6 2RU

PROPERTY SUMMARY

Offered with NO FORWARD CHAIN, we're pleased to present to the market this spacious three bedroom end of terrace property located in Highbury Grove. The property has been extended on the ground and first floor to now offer a hallway, a lounge with access to a wet room, a large dining room and a kitchen, while the first floor accommodates a family bathroom with a four piece bathroom suite, three double bedrooms, of which the second bedrooms has access to a balcony. Externally you will find both front and rear gardens as well as a large 17' garage. To arrange your viewing contact our Drayton Office today!





FRONT Front garden, side access leading to garage and front door.

PORCH

HALLWAY

RECEPTION ROOM 14' 1 into bay" x 13' 7" (4.29m x 4.14m)

WET ROOM

RECEPTION ROOM 21' 5" x 10' 6" (6.53m x 3.2m)

KITCHEN 18' 3" x 6' 5" (5.56m x 1.96m)

LANDING

BEDROOM ONE 16' 1 to front of wardrobes" x 14' 3 into bay" (4.9m x 4.34m)

BEDROOM TWO 18' 2 max" x 8' 6 max" (5.54m x 2.59m) Access to south facing balcony.

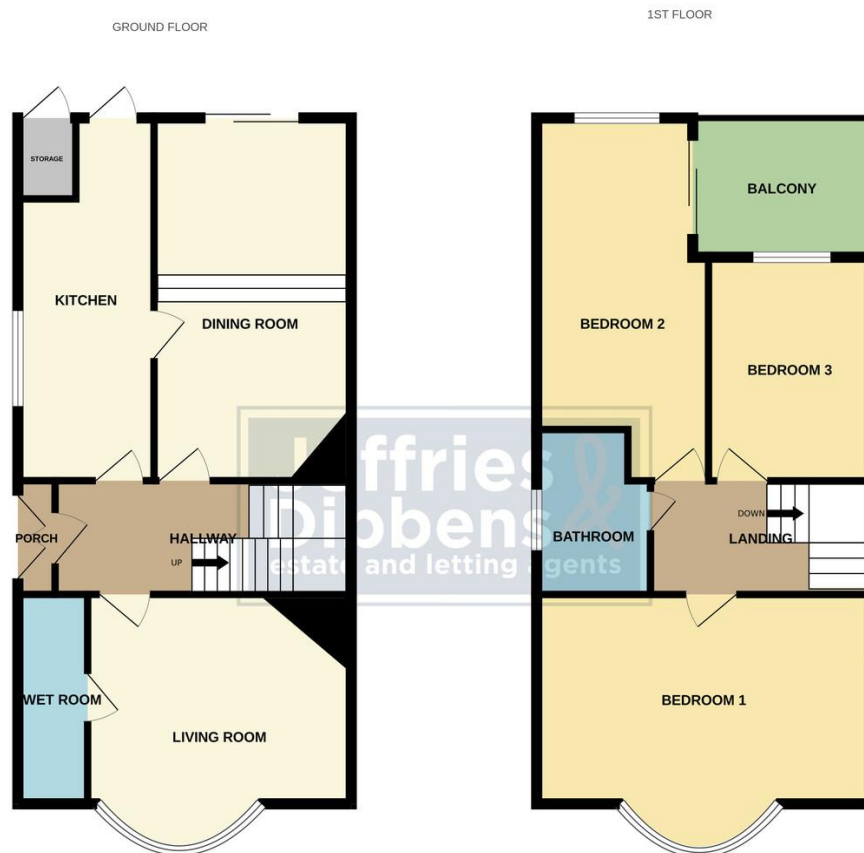
BEDROOM THREE 11' 9" x 8' 6" (3.58m x 2.59m)

BATHROOM

REAR GARDEN

GARAGE 17' 0" x 15' 6" (5.18m x 4.72m) Power and Lighting.





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 is given 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	50 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.

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 &**
estate and letting agents

OFFICE ADDRESS
196 Havant Road, Drayton,
Portsmouth, Hampshire, PO6
2EH

CONTACT
023 9237 3341
drayton@jeffries.co.uk
www.jdea.co.uk