



## 52 Highgate Road , Portsmouth, PO3 5AS

**Offers in excess of £240,000**

Tucked away from the main road in a popular and family friendly location, this well presented, three bedroom mid terrace home offers spacious and versatile accommodation, making it an ideal family home or excellent investment opportunity.

Internally, the home features three reception rooms, providing flexible living space perfect for dining, entertaining, working from home, or creating a separate playroom or snug. Upstairs offers three well proportioned bedrooms and a family bathroom. Whilst well presented, the property throughout presents a fantastic opportunity for a new owner to put their own stamp on and add further value over time.

To the rear, you'll find a west facing low maintenance garden, ideal for enjoying afternoon and evening sunshine with minimal upkeep required.

Conveniently situated close to major transport links, well regarded schools, local amenities, and commuter routes, this property is perfectly positioned for families.

Available now with no forward chain, the property has previously been successfully rented and benefits from a valid Gas Safety Certificate and EICR already in place, offering added reassurance for prospective buyers and landlords.

Further benefits include EPC Band C, Council Tax Band B, and strong buy-to-let potential.

Early viewing is highly recommended to fully appreciate the space, location, and opportunity on offer.

- Three Bedrooms
- Three Reception Rooms
- West Facing, Low Maintenance Garden
- EPC Band C, Council Tax Band B
- Strong Buy To Let Potential with EICR and GSC already in place
- CHAIN FREE
- Tucked Away, Popular Family Location, Fantastic First Time Home
- Ofsted 'Good' School Catchment Area
- Good Location for Major Transport Links
- Upstairs Bathroom

### Viewing

Please contact our ROK Marsh Office on 02393233267 if you wish to arrange a viewing appointment for this property or require further information.



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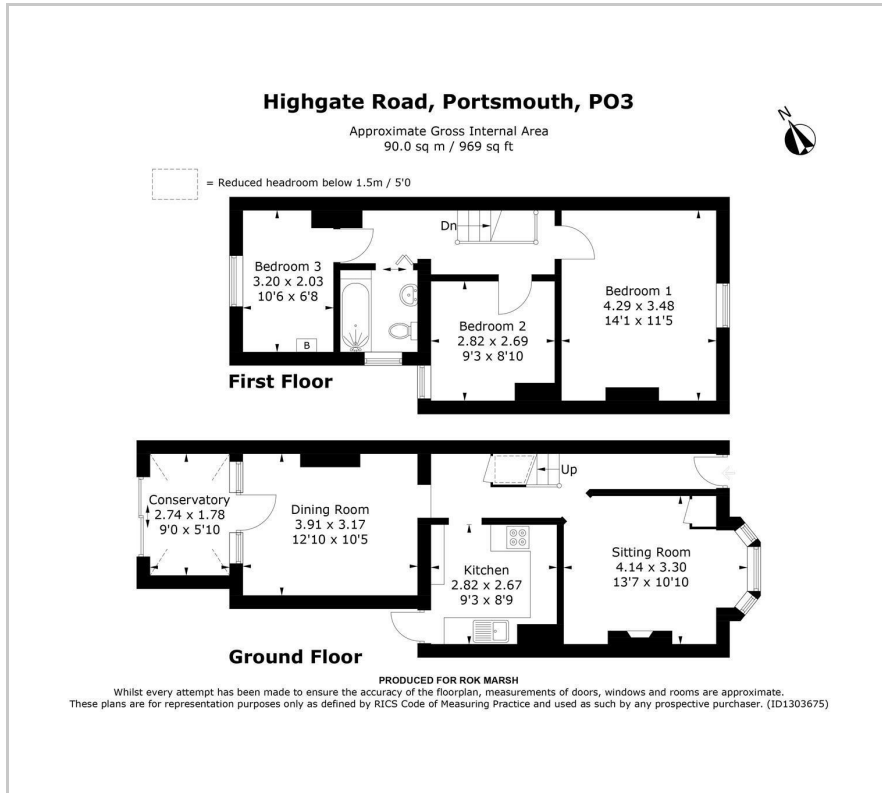


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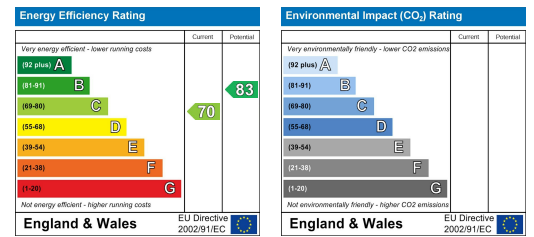
# Floor Plan



# Area Map



# Energy Efficiency Graph



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