



142 Highbury Grove, Cosham, Hampshire, PO6 2RT

TOWN & COUNTRY  
SOUTHERN



- £360,000 - Freehold
- Three Bedroom Mid-Terraced Family Home
- Open Plan Living / Dining Space
- Feature Family Bathroom & Wetroom
- Off Road Parking
- Viewing Essential

A three bedroom, centre of terrace family home which has been updated and redecorated by the current owners and comprises; hallway, 29' open plan living room / dining room, kitchen, wet room, cloakroom and utility room on the ground floor with three bedrooms and a feature family bathroom on the first floor. Offered with an enclosed rear garden (backing on to trees and school playing field), off road car parking, double glazing and gas fired central heating and being situated in the popular residential area of Cosham, yet within easy access of local shopping amenities, bus routes, recreation grounds, catchment for the local schools and commutable road and rail links. early internal viewing is strongly recommended in order to appreciate both the accommodation and location on offer.

TO FIND THE PROPERTY: From our office proceed along the Havant Road in a westerly direction, taking the first exit at the roundabout into Northern Road, take the second exit at the next roundabout continuing along Northern Road over the railway bridge, bear left after Cosham Park into Portsmouth Road, take the first road on the right hand side into Highbury Grove, where No. 142 can be found on the right hand side.





**ENTRANCE:** Lowered kerb leading to resin driveway with parking for approximately two cars, original fencing to one side and low level planters, to the other side is 'wave' style open fencing, storm doors with double glazed panels with frosted panel over and to either side.

**PORCH:** Internal door with leadlight stained glass windows to either side and over with brass furniture, leading to:

**HALLWAY:** Wooden flooring, balustrade staircase rising to first floor with understairs storage cupboard housing gas and electric meters, large built-in cupboard feature borrowed light stained glass window overlooking living room, radiator.

**OPEN PLAN LIVING / DINING ROOM:** 29'6" x 10'9" increasing to maximum 14'4"

**Dining room:** Double glazed window to front aspect overlooking driveway with roll top radiator under, picture rail, infinity ceiling with rose, wooden flooring, panelled door to hallway, dimmer switch.

**Living room:** Central exposed brick surround fireplace with wooden mantle, feature cast iron inlay with tiles, matching flooring, twin double glazed doors with windows to either side leading to rear garden, roll top radiator, picture rail, infinity ceiling, glazed panelled door to:

**KITCHEN:** 16'1" x 9'7" Range of cream fronted wall and floor units, inset 1½ bowl sink unit with mixer tap, electric oven, ceramic tiled surrounds, three wall mounted units with glazed doors and glass shelving, space for free standing electric Range style cooker and wooden mantle over Skylight window, ceiling spotlights, extractor fan, access to rear loft space, range of drawer units, vinyl flooring, two wall mounted units with inset curtains and drawers under, pull-out storage cupboard, plumbing for dishwasher, space for free standing fridge/freezer, double glazed window to side aspect, walk-in storage cupboard with glazed door, part-glazed door leading to outer lobby and utility areas, double glazed windows to rear aspect and door to garden, tiled flooring.

**WET ROOM:** Fully ceramic tiled to walls and floor with floor drain away, drench style shower hood, heated towel rail, oval wash hand basin with mixer tap and shelf over, ceiling spotlights.

**CLOAKROOM:** Low level w.c., wash hand basin, ceramic tiled to walls and floor.

**UTILITY CUPBOARD:** Washing machine point, space for tumble dryer, shelf, fully ceramic tiled.

**FIRST FLOOR:** Landing with balustrade, doors to primary rooms, access to loft space via extendable ladder.

**BEDROOM 3:** 8'0" x 7'10" Double glazed window to front aspect with radiator under, over stairs built-in storage cupboard with hanging rail and shelving.

**BEDROOM 1:** 13'0" x 9'3" Wood laminate flooring, double glazed window to front aspect with radiator under, picture rail.

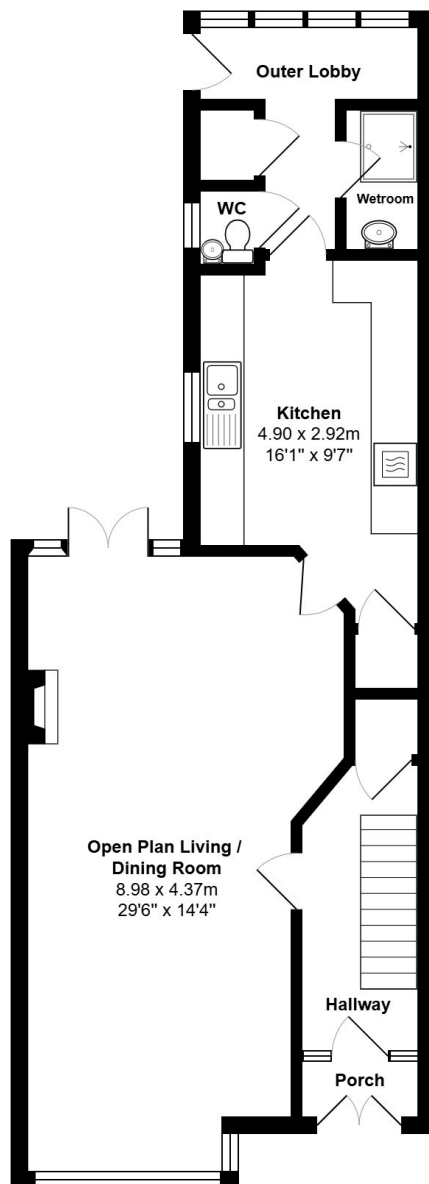
**BEDROOM 2:** 12'6" x 11'5" Double glazed window to rear aspect overlooking garden and woodland beyond, wood flooring, radiator with cover over, picture rail, infinity ceiling.

**FEATURE BATHROOM:** Art Deco style with claw footed double ended bath and separate telephone style mixer tap with shower attachment, wash hand basin with mixer tap and chrome towel rail under, high level w.c. with Burlington cistern and chrome furniture, green and dark green ceramic tiles to walls, double glazed window to rear aspect, roll top radiator, vinyl flooring.

**OUTSIDE:** To the rear accessible from the living room are steps down to crazy paved pathway, small lawned area, raised flowering borders, to the rear is patio area with log store, central brick feature with cast iron lamp, shingled area with further patio.

**HOME OFFICE / DEN:** 10'1" x 7'6" Twin glazed doors to front aspect with windows to either side, fluorescent tube lighting, tongue and groove panelling to one two walls and ceiling, feature log burner stove, power points, door to rear.





## AGENTS NOTES:

Council Tax Band C - Portsmouth City Council

Broadband – ADSL/FTTC

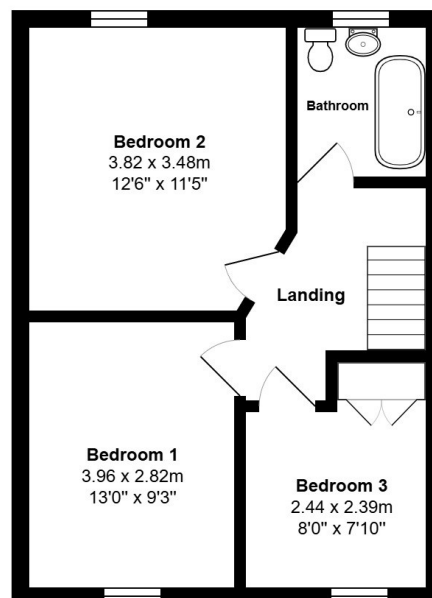
[Fibre Checker \(openreach.com\)](https://www.openreach.com/fibre-checker)

Flood Risk – Refer to -

[GOV.UK \(check-long-term-flood-risk.service.gov.uk\)](https://www.gov.uk/check-long-term-flood-risk.service.gov.uk)

Total Area: 104.1 m<sup>2</sup> ... 1120 ft<sup>2</sup>

All measurements are approximate and  
for display purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		
	EU Directive 2002/91/EC	

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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