

OFFERS IN EXCESS OF

**£340,000**

**216 Highbury Grove**

Portsmouth, PO6 2RU

## PROPERTY SUMMARY

Offered with NO FORWARD CHAIN, we're pleased to present to the market this spacious three bedroom family home situated in the popular location of Highbury Grove. The properties accommodation consists of two good size reception rooms, a kitchen, a conservatory and a downstairs WC. To the first floor you will find three bedrooms, a family bathroom and stairs leading to a loft room which offers multiple potential uses. Externally there is off road parking located to the front of the property, a south facing rear garden and a garage with rear access. To arrange your viewing contact our Drayton Office today!

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

**PORCH**

**HALLWAY**

**LOUNGE** 15' 4 into bay" x 10' 9' (4.67m x 3.28m)

**DINING ROOM** 14' 4" x 12' 5" (4.37m x 3.78m)

**CONSERVATORY** 9' 9" x 6' 6" (2.97m x 1.98m)

**KITCHEN** 15' 9 max" x 9' 4" (4.8m x 2.84m)

**CONSERVATORY** 6' 9" x 5' 3" (2.06m x 1.6m)

**WC**

**LANDING**

**BEDROOM ONE** 15' 6" x 9' 4" (4.72m x 2.84m)

**BEDROOM TWO** 12' 6" x 11' 4" (3.81m x 3.45m)

**BEDROOM THREE** 8' 0" x 7' 5" (2.44m x 2.26m)

**BATHROOM**

**LOFT ROOM** 15' 4 max" x 11' 4" (4.67m x 3.45m)

**REAR GARDEN**

**SHED**  
**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

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 69 C    | 76 C      |
| 55-68 | D             |         |           |
| 39-54 | 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

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