



PROPERTY SUMMARY

We are pleased to present to the market this spacious three bed end of terrace family home in the popular and sought after location of Highbury Grove Cosham. With excellent access to both road and rail links as well as being close to QA Hospital it is an ideal setting for family and commuters alike. The family sized accommodation consist of two well proportioned reception rooms, kitchen and W.C to the ground floor. To the first floor you will find three double bedrooms and a family bathroom. Externally there is parking to the front and shared drive to garage with a garden to the rear.

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FRONT Off road parking, front door to porch.

PORCH

HALLWAY

LOUNGE 17' 8" x 14' 3" into bay" (5.38m x 4.34m)

DINING ROOM 18' 0" x 10' 6" (5.49m x 3.2m)

KITCHEN 15' 1" x 6' 5" (4.6m x 1.96m)

WC

LANDING

BEDROOM ONE 15' 6" x 14' 1" into bay" (4.72m x 4.29m)

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

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

FAMILY BATHROOM

REAR GARDEN

GARAGE



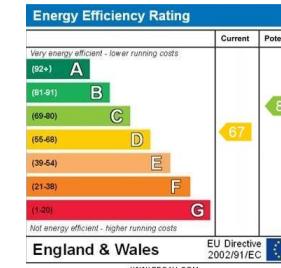
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Hennepin 62025.

LOCAL AUTHORITY
Portsmouth City Council

TENURE
Freehold

COUNCIL TAX BAND
Band C

VIEWINGS
By prior appointment only



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.