



OFFERS IN EXCESS OF
£350,000
195 Highbury Grove
Portsmouth, PO6 2RN

PROPERTY SUMMARY

We're pleased to present to the market this beautifully presented three bedroom terrace house located on the tree lined road of Highbury Grove. The property is located within easy access of Cosham High Street, Train Station and local motorway links and consists of; a hallway, two reception rooms, a spacious kitchen and a downstairs WC. Located to the first floor you will find three bedrooms and a modern fitted family bathroom. Externally there is a rear garden as well as off road parking to the front of the property. To arrange your viewing contact our Drayton Office today!





FRONT Off road parking located to the front of the property, front door to hallway.

HALLWAY

DINING ROOM 14' 3" x 12' 5" (4.34m x 3.78m)

LOUNGE 15' 9 into bay" x 11' 0" (4.8m x 3.35m)

KITCHEN 24' 7 max" x 9' 7 max" (7.49m x 2.92m)

WC

LANDING

BEDROOM ONE 12' 6" x 11' 5" (3.81m x 3.48m)

BEDROOM TWO 13' 0" x 9' 5" (3.96m x 2.87m)

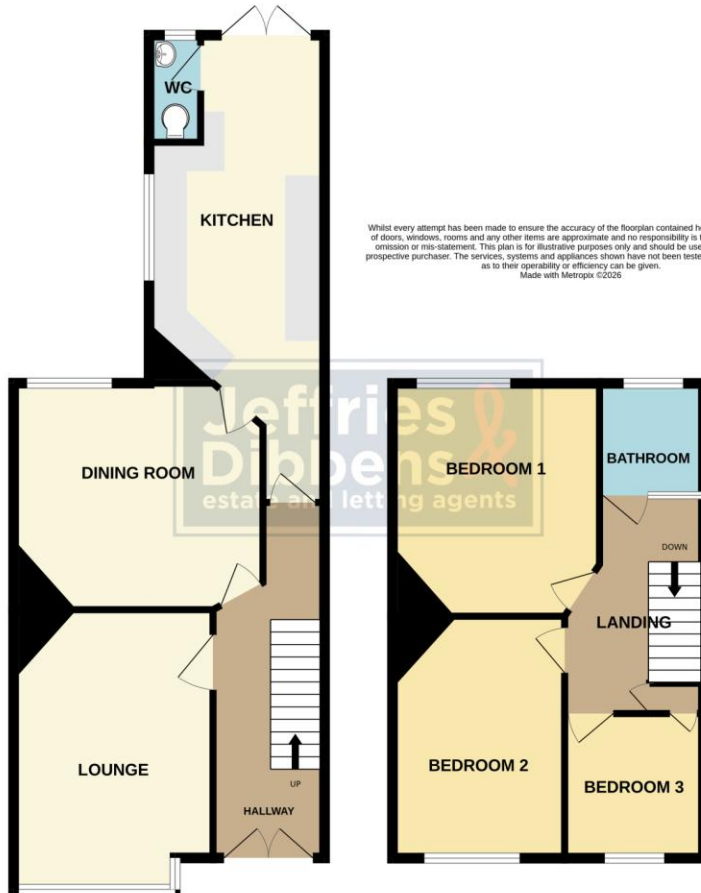
BEDROOM THREE 8' 0" x 7' 5" (2.44m x 2.26m)

FAMILY BATHROOM 6' 1" x 5' 9" (1.85m x 1.75m)

REAR GARDEN Mainly laid to lawn with patio and decked seating area.

GROUND FLOOR

1ST FLOOR



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

EPC TO FOLLOW

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