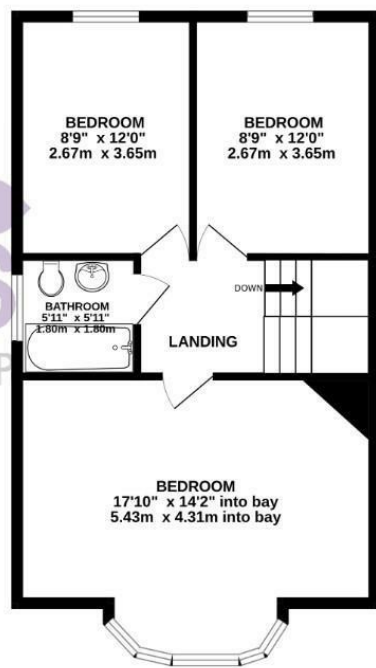
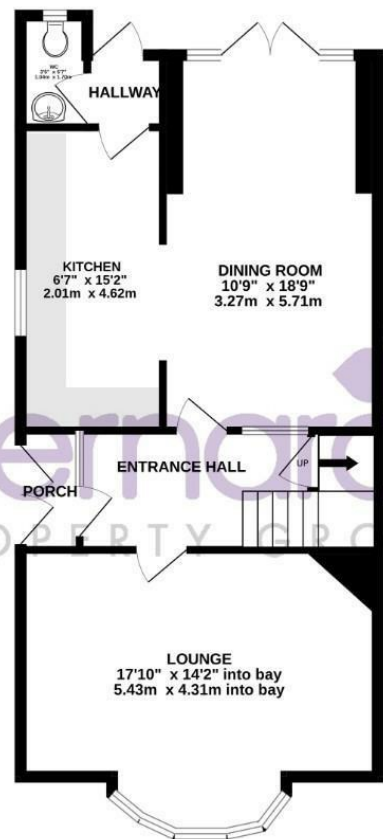
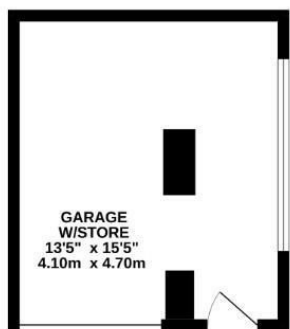


GARAGE  
199 sq.ft. (18.5 sq.m.) approx.

GROUND FLOOR  
652 sq.ft. (60.6 sq.m.) approx.

1ST FLOOR  
538 sq.ft. (50.0 sq.m.) approx.



bernards  
PROPERTY GROUP

TOTAL FLOOR AREA : 1389 sq.ft. (129.0 sq.m.) approx.

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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FOR SALE

Offers In Excess Of £340,000

Highbury Grove, Portsmouth PO6 2RJ

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THE ESTATE AGENTS



3 1 2

## HIGHLIGHTS

- ❖ THREE BEDROOM FAMILY HOME
- ❖ SPACIOUS LOUNGE WITH BAY
- ❖ LARGE REAR DINING ROOM
- ❖ TRADITIONAL STYLE KITCHEN
- ❖ EXPANSIVE PRIMARY BEDROOM
- ❖ FAMILY BATHROOM
- ❖ SUNNY LONG GARDEN
- ❖ GARAGE WITH STORE
- ❖ PRIVATE DRIVEWAY
- ❖ CENTRAL LOCALITY

Located in the desirable area of Highbury Grove, Cosham, this charming three-bedroom end-terrace house offers a perfect blend of traditional character and modern living. Spanning an impressive 1,389 square feet, this family home boasts generous living accommodation, making it an ideal choice for those seeking space and comfort.

Upon entering, you are welcomed by two inviting reception rooms, including a spacious lounge that features the traditional angled fireplaces characteristic of the local property style. The large dining room seamlessly opens to the kitchen, creating a wonderful space for family gatherings and entertaining guests. The ground floor also includes a convenient WC, enhancing the practicality of the home.

The three bedrooms are all of excellent proportions, ensuring ample space for relaxation

and rest. The primary bedroom is particularly noteworthy, featuring a charming bay window that floods the room with natural light and showcases the home's character features.

Outside, the low-maintenance rear garden is a sunny retreat, perfect for enjoying the outdoors without the burden of extensive upkeep. Additionally, the property benefits from a private driveway with comfortable parking for two vehicles, along with a garage that includes an internal store, providing further convenience.

This delightful end-terrace home is not only a wonderful place to live but also a fantastic opportunity for families looking to settle in a vibrant community. With its blend of space, character, and practicality, this property is sure to impress.

The Old Loos, 119 Lower Drayton Lane, Portsmouth, PO6 2EL  
t: 02392 728 091



Call today to arrange a viewing  
02392 728 091  
www.bernardsestates.co.uk



# PROPERTY INFORMATION

**LOUNGE**  
17'9" x 14'1" (5.43 x 4.31)

**DINING ROOM**  
10'8" x 18'8" (3.27 x 5.71)

**KITCHEN**  
6'7" x 15'1" (2.01 x 4.62)

**BEDROOM ONE**  
17'9" x 14'1" (5.43 x 4.31)

**BEDROOM TWO**  
8'9" x 11'11" (2.67 x 3.65)

**BEDROOM THREE**  
8'9" x 11'11" (2.67 x 3.65)

**FAMILY BATHROOM**  
5'10" x 5'10" (1.80 x 1.80)

**GARAGE/STORE**  
13'5" x 15'5" (4.10 x 4.70)

**COUNCIL TAX BAND C**

## MORTGAGE SERVICES

We offer financial services here at Bernards. If you would like to review your current Agreement in Principle or are yet to source a lender then we can certainly help.

## OFFER CHECK

If you are considering making an offer for this or any other property Bernards Estate Agents are marketing, please contact your local office so we can verify your financial/Mortgage situation.

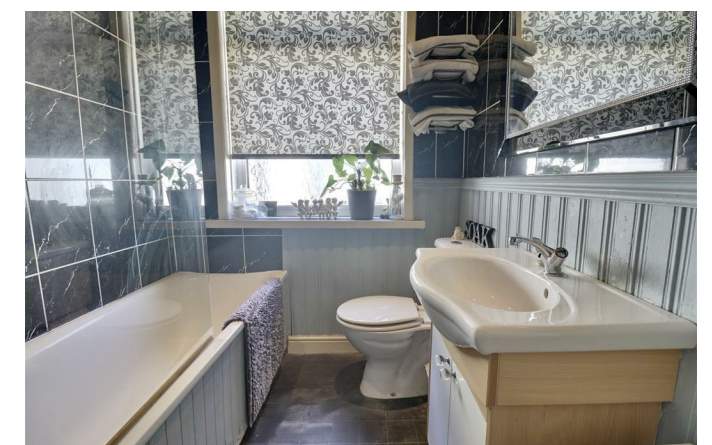
## REMOVALS

Also here at Bernards we like to offer our clients the

complete service. In doing so, we have taken the time to source a reputable removal company to ensure that your belongings are moved safely. Please ask in office for further details and quotes.

## SOLICITORS

Bernards appreciate that picking a trustworthy solicitor can be difficult, so we have teamed up with a select few local solicitors to ensure your sale is dealt with in a professional and timely manner. Please ask a member of staff for further details.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
67	80
EU Directive 2002/91/EC	
England & Wales	



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