Buckingham Cottage, 1 Highbury Street
Old Portsmouth, PO1 2EU
Asking Price £375,000

cogroves
Sales, Rentals and Block Management

Buckingham Cottage, 1 Highbury Street, Old Portsmouth, PO1 2EU

ABSOLUTELY DELIGHTFUL & RE-FURBISHED 2 BEDROOM COTTAGE WITH DRIVEWAY TO FRONT OFFERING OFF ROAD PARKING. SITUATED WITHIN THIS MUCH REQUESTED AND SOUGHT AFTER LOCATION OF HISTORIC OLD PORTSMOUTH. The property has undergone a large refurbishment programme of works and must be viewed to fully appreciate what is on offer. The accommodation comprises a lounge, brand new fitted kitchen/dining room, ground floor cloakroom, 2 double bedrooms both with new ensuite bath/shower rooms. Other benefits include, double glazing, gas central heating with new boiler and offered with no chain. The front driveway could also be used as an outside space/garden. Conveniently located close to Hotwalls & beach in Old Portsmouth, Portsmouth Camber, Cathedral, ferry port, The Hard Interchange Bus & Coach Station, Portsmouth Harbour Train Station and Gunwharf Quays Leisure & Shopping Complex.

Entrance Hall
Part glazed front door with new flooring, radiator and stairs to first floor.

Lounge
19' x 9'10 (5.79m x 3.00m)
Double glazed sash style window to front, new flooring, radiator.

Kitchen/Dining Room
19' x 8'7 (5.79m x 2.62m)
One and a half bowl sink unit with range of wall and base cupboards, drawers and work surfaces over. Built in oven, hob, extractor, integrated washing machine, dishwasher and fridge freezer. Cupboard housing Worcester gas boiler, radiator, spotlights, meter cupboard, double glazed sash style window to front.

Cloakroom
6'4 x 3'2 (1.93m x 0.97m)
Suite comprising WC, wash hand basin with cupboards below, new flooring, radiator, extractor.

First Floor Landing
New carpet fitted to stairs and landing, hatch to loft.

Bedroom 1
15'2 x 9'9 (4.62m x 2.97m)
Double glazed sash style window to front, skylight windows to front and side, newly fitted carpet, radiator. door to:

Walk in Wardrobe/Storage Cupboard
4'7 x 3'8 (1.40m x 1.12m)

En-Suite Shower Room
8' x 3'6 (2.44m x 1.07m)
New suite comprising shower cubicle, WC, wash hand basin with cupboards below, ladder radiator, new flooring, extractor.

Bedroom 2
15'5 x 8'7 (4.70m x 2.62m)
Double glazed sash style window to front with additional skylight window to front, newly fitted carpet, radiator.

En-Suite Bathroom
8'6 x 4'10 (2.59m x 1.47m)
Newly fitted white suite comprising bath with shower attachment, WC, wash hand basin with cupboards below, part tiled walls, new flooring, ladder radiator, extractor.

Driveway to Front
Block paved front drive offers parking for two vehicles but could also be used as an outside space/garden area.

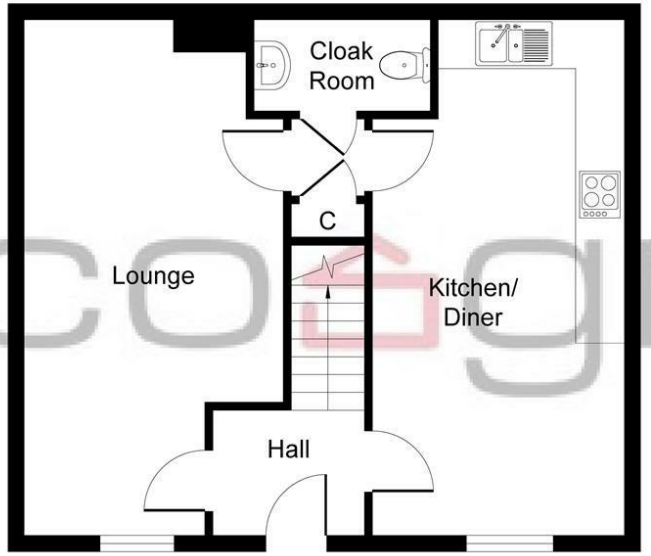
Additional Information
Tenure - Freehold

Council Tax - Band E

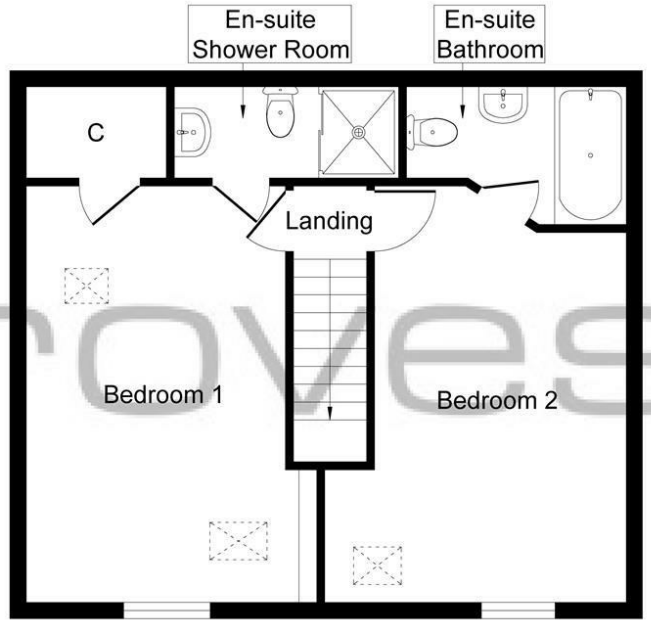
The information provided about this property does not constitute or form part of an offer or contract, nor may it be used as a representation.

All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed.

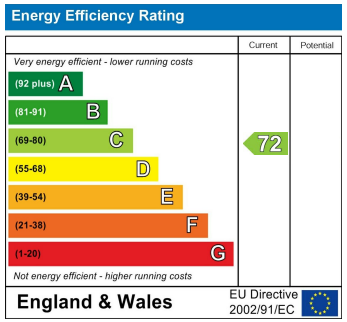
Reference to appliances and/or services does not imply they have been tested.

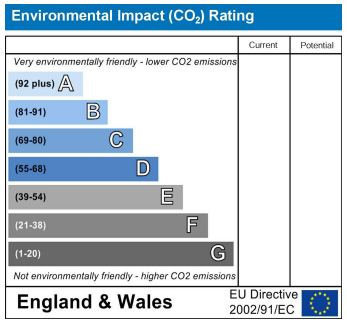


Ground Floor



First Floor





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Whilst every attempt has been made to ensure the accuracy of the floor plan 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 measurements should not be relied upon for valuation, transaction and/or funding purposes This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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cosgroves
Sales, Rentals and Block Management

49-51 Osborne Road
Southsea
Hampshire
PO5 3LS

Tel: 02392 827827
Email: info@cosgroves.co.uk
www.cosgroves.co.uk