

£370,000
97 Highbury Grove
Portsmouth, PO6 2RL

PROPERTY SUMMARY

Ideally positioned within easy access of Cosham Train Station and local motorway links, and offered with NO FORWARD CHAIN, we are pleased to present to the market this spacious three-bedroom end-of-terrace family home, situated in the popular location of Highbury Grove. The accommodation comprises an entrance hallway, two large reception rooms, a kitchen with access to a utility area, and a downstairs WC. To the first floor, you will find a modern fitted shower room, along with three generously sized double bedrooms, making this an ideal family home. Externally, the property benefits from a good-sized rear garden, a large 15' garage, and 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, side access to front door.

HALLWAY

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

DINING ROOM 21' 9" x 10' 8" (6.63m x 3.25m)

KITCHEN 15' 11" x 6' 7" (4.85m x 2.01m)

UTILITY ROOM

WC

MASTER BEDROOM 14' 4 into bay" x 13' 6" (4.37m x 4.11m)

WARDROBE

SHOWER ROOM 9' 2" x 5' 9" (2.79m x 1.75m)

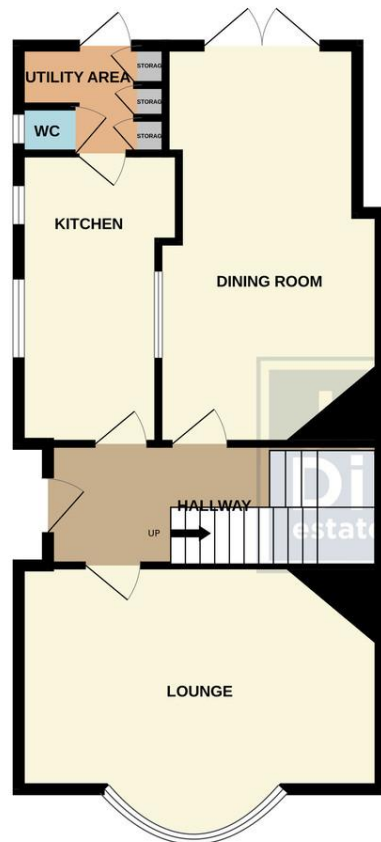
BEDROOM TWO 11' 11" x 8' 9" (3.63m x 2.67m)

BEDROOM THREE 11' 11" x 8' 8" (3.63m x 2.64m)

REAR GARDEN

GARAGE 15' 8" x 12' 1" (4.78m x 3.68m)

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 is given 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		79 C
55-68	D	64 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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