

# HIGHBURY GROVE

PORTSMOUTH | HAMPSHIRE | PO6 2RU



£310,000

Freehold

- Three Bedroom Terraced House
- Two Separate Reception Rooms
- Character Features in Principal Rooms
- In Need of Modernisation
- Popular Family Location
- South Facing Rear Garden
- Garage & Off Road Parking
- No Forward Chain





## In Brief

We are delighted to offer for sale this **THREE BEDROOM** terraced family home situated within the sought after Highbury Estate in Cosham. Whilst the property does require modernisation, it offers good sized accommodation and retains some lovely **CHARACTER FEATURES** which are always popular with the discerning buyer.

Highbury Grove is conveniently located within close proximity to schools, local shops and amenities, Cosham Railway Station, local parks and A27/M27 motorway links.

The ground floor comprises:- Entrance Hallway, Living Room, Dining Room, Kitchen/Breakfast Room with small conservatory with incorporates a handy shower room and WC.

On the first floor are Three Bedrooms, two of which are double in size and the Family Bathroom.

The front of the property is paved providing off road parking, whilst the enclosed **SOUTH FACING** Rear Garden is laid to lawn flanked by bushes and shrub borders. At the rear of the garden, you will find access to the garage via a courtesy door, the garage can also be accessed from Dovercourt Road. Offered with **NO CHAIN** and **GREAT POTENTIAL** for a fabulous and charming property, we would recommend an early viewing, so as not to miss out!

**£310,000**

## KEY FACTS

Council Tax Band - C

EPC Rating - E

Freehold





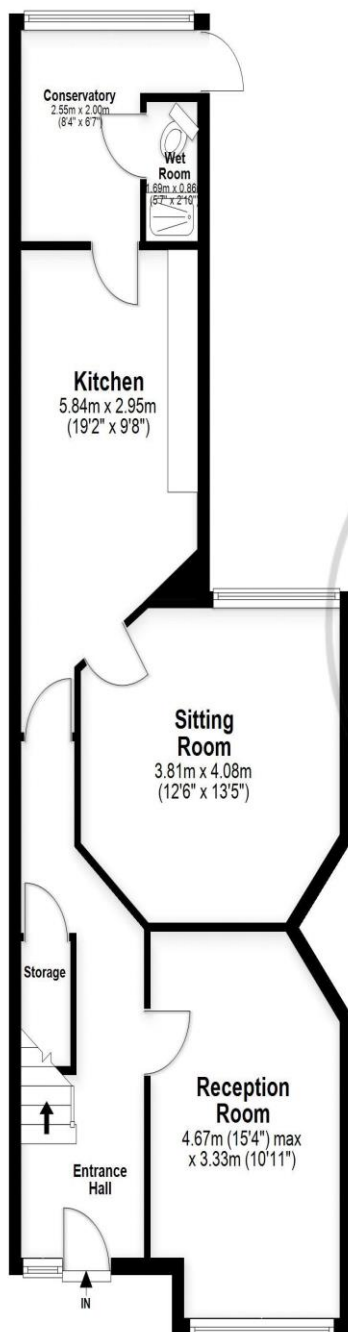
# HIGHBURY GROVE

PORTSMOUTH | HAMPSHIRE | PO6 2RU

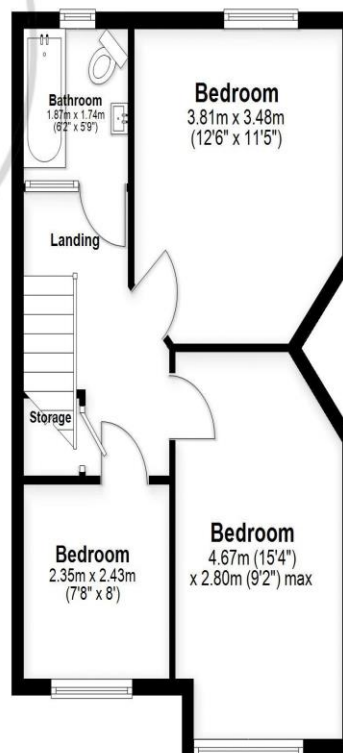




### Ground Floor



### First Floor



**Southsea**  
Sales & Lettings  
7/9 Stanley Street,  
Southsea, PO5 2DS  
Tel: 023 9281 5221

**Old Portsmouth & Gunwharf Quays**  
Sales & Lettings  
The Seagull, 13 Broad Street,  
Old Portsmouth, PO1 2JD  
Tel: 023 9281 5221

**Drayton & Out of Town**  
Sales & Lettings  
139 Havant Road,  
Drayton, PO6 2AA  
Tel: 023 9221 0101

**London**  
Sales & Lettings  
Mayfair Office, Cashel House,  
15 Thayer Street, W1U 3JT  
Tel: 0870 112 7099

**Southsea**  
Admin Centre  
12 Marmion Road,  
Southsea, PO5 2BA  
Tel: 023 9282 2300

[www.fryandkent.com](http://www.fryandkent.com)