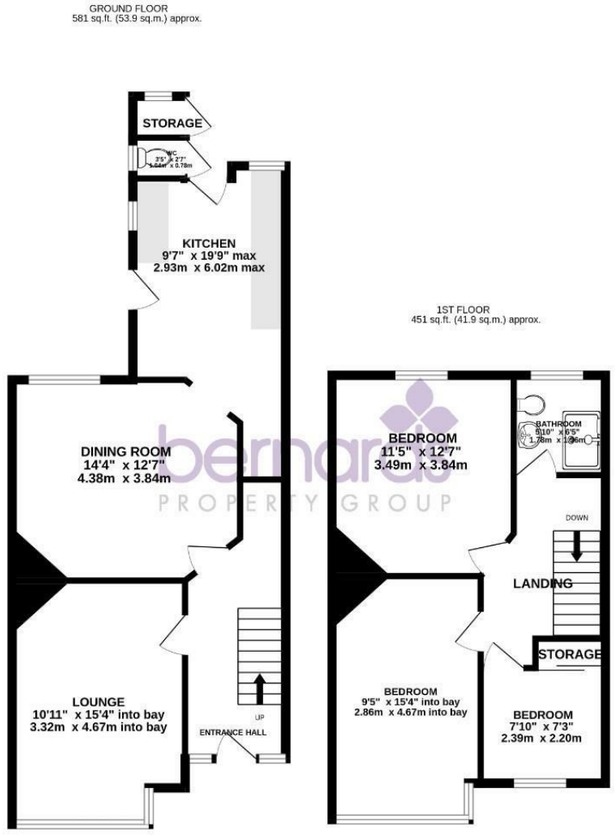

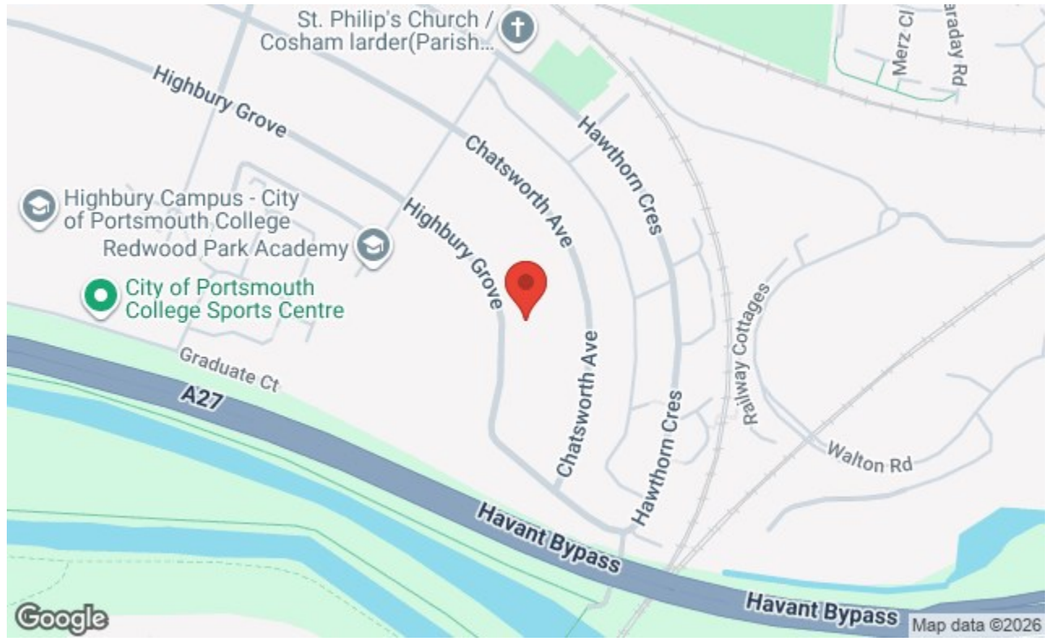

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t: 02392 728 091

FOR SALE

Offers In Excess Of £325,000

Highbury Grove, Cosham PO6 2RW

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HIGHLIGHTS

- HIGHBURY ESTATE
- THREE BEDROOMS
- OFF ROAD PARKING
- LOUNGE
- FAMILY SHOWER ROOM
- WOOD BURNER
- SHUTTERS TO THE FRONT WINDOWS
- GOOD SIZE KITCHEN
- DINING ROOM
- ONWARD CHAIN COMPLETE

Nestled in the sought-after Highbury Estate of Portsmouth, this charming terraced house offers a delightful blend of comfort and convenience. Spanning an impressive 1,032 square feet, the property features three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space.

Upon entering, you are greeted by two inviting reception rooms. The lounge is perfect for relaxation, complete with a cosy wood burner that adds warmth and character, while the dining room provides an excellent space for entertaining guests or enjoying family meals. The front windows are adorned with elegant shutters, enhancing both privacy and aesthetic appeal.

The large kitchen is a standout feature, offering ample room for culinary creativity and family gatherings. The family bathroom is conveniently located, and an additional WC adds to the practicality of the home.

Outside, the property boasts off-road parking for two vehicles, a valuable asset in this bustling area. The complete onward chain ensures a smooth transition for prospective buyers, making this property an attractive option for those looking to settle in a vibrant community.

With its blend of modern amenities and traditional charm, this terraced house in Highbury Estate is a wonderful opportunity not to be missed. Whether you are a first-time buyer or looking to upsize, this home is ready to welcome you.

Call today to arrange a viewing
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PROPERTY INFORMATION

LOUNGE
10'10" x 15'3" (3.32 x 4.67)

DINING ROOM
14'4" x 12'7" (4.38 x 3.84)

KITCHEN
9'7" x 19'9" (2.93 x 6.02)

WC

BEDROOM ONE
9'4" x 15'3" (2.86 x 4.67)

BEDROOM TWO
11'5" x 12'7" (3.49 x 3.84)

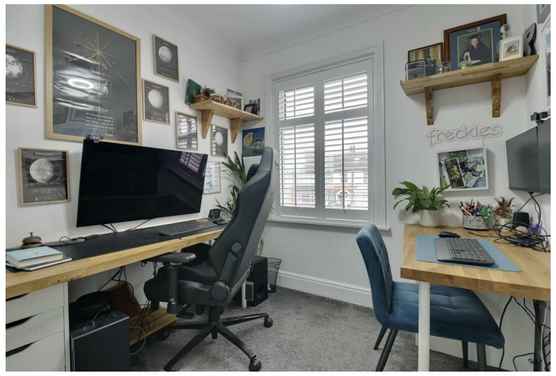
BATHROOM

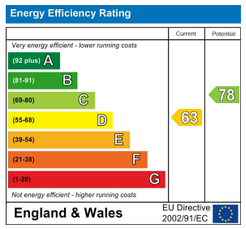
BEDROOM THREE
7'10" x 7'2" (2.39 x 2.20)

ANTI MONEY LAUNDERING
Bernards Estate agents have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you would like to make an offer on this property. Please note the AML check includes taking a copy of the two forms of identification for each purchaser. A proof of address and proof of name document is required. Please note we cannot put forward an offer without the AML check being completed

BERNARDS OFFER CHECK PROCEDURE
If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer. Thank you.

SOLICITOR/ CONVEYANCING
Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that we strongly urge you to avoid. A local, established and experienced conveyancer will safeguard your interests and get the job done in a timely manner. Bernards can recommend several local firms of solicitors who have the necessary local knowledge and will provide a personable service. Please ask a member of our sales team for further details.





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