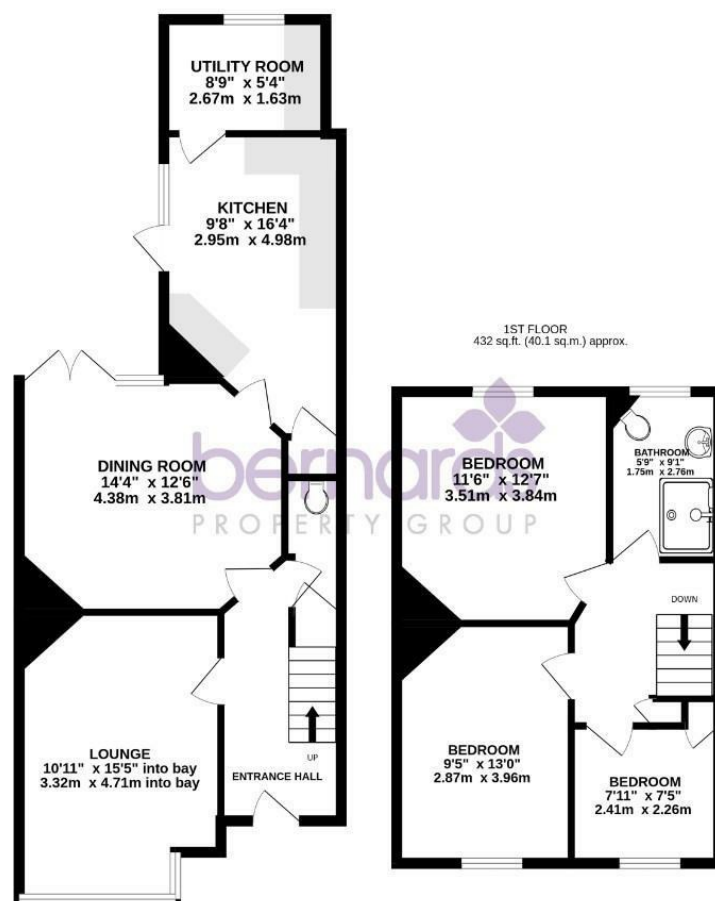
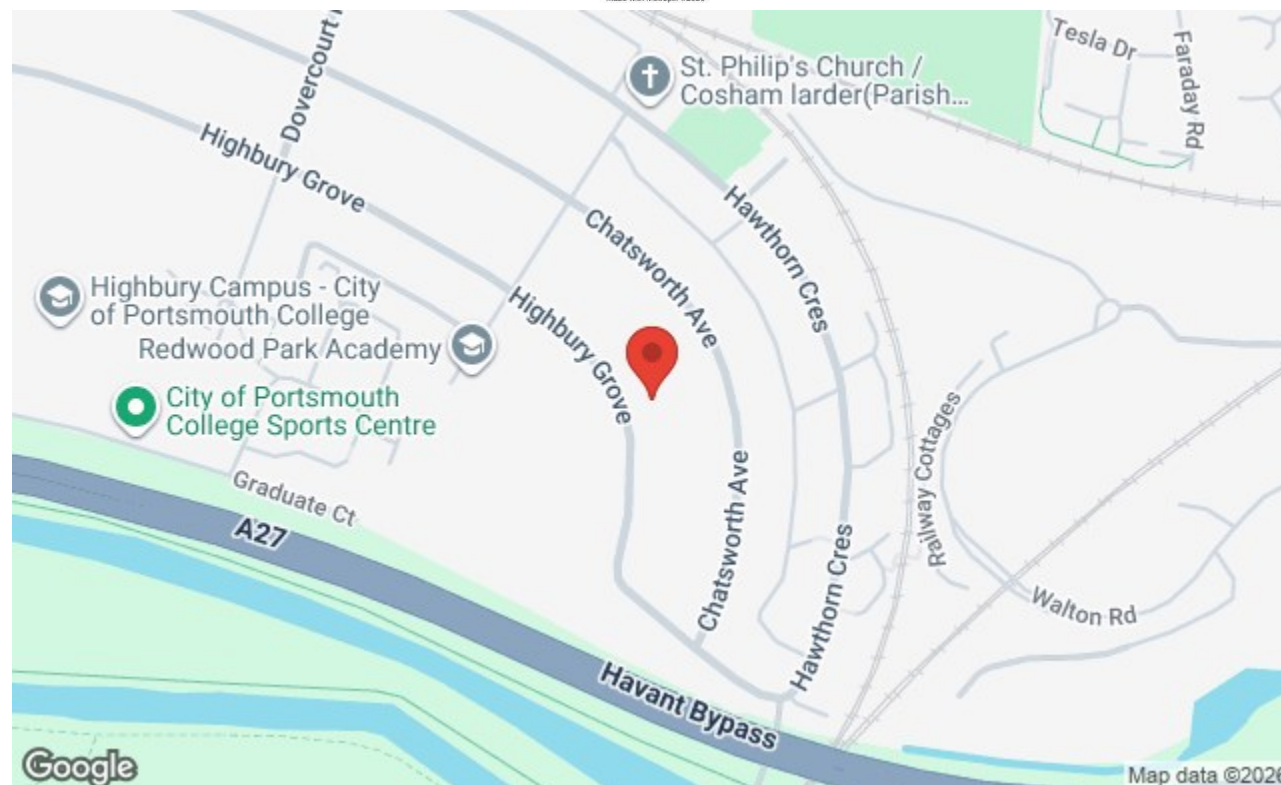


GROUND FLOOR
620 sq.ft. (57.6 sq.m.) approx.



TOTAL FLOOR AREA: 1052 sq.ft. (97.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.
Made with Metroplan 6/2020



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



FOR SALE

Price Guide £335,000

Highbury Grove, Cosham PO6 2RW

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3 1 2

HIGHLIGHTS

- Spacious Terraced Family Home
- Two Generous Reception Rooms
- Ground Floor WC Facilities
- Three Great Size Bedrooms
- Family Shower Room
- Beautifully Presented Throughout
- Off Road Parking on Driveway
- Low Maintenance Private Garden
- Fantastic Local Transport Links
- Perfect for Young Families

Positioned in the sought-after area of Highbury Grove, Cosham, this charming three-bedroom mid-terraced family home offers a perfect blend of comfort and practicality. Spanning an impressive 1,052 square feet, the property boasts two spacious and versatile reception rooms, ideal for both relaxation and entertaining. The large rear kitchen is a standout feature, providing seamless access to the low-maintenance rear garden, perfect for outdoor enjoyment. Additionally, the adjacent utility room enhances the home's functionality, while a convenient ground floor WC adds to the practicality of the layout.

Upstairs, all three bedrooms are

generously sized and tastefully presented, ensuring a welcoming and relaxing environment for day-to-day family living. The shower room, servicing the first floor, is both stylish and functional, catering to the needs of the household.

The property also benefits from a private driveway, offering parking for two vehicles, a great addition in this popular locality. With fantastic transport connections and easy access to local amenities, this home is ideally situated for those seeking convenience and community. Whether you are a growing family or looking for a comfortable space to call home, this property in Highbury is sure to impress.

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PROPERTY INFORMATION

LOUNGE
10'10" x 15'5" (3.32 x 4.71)

DINING ROOM
14'4" x 12'5" (4.38 x 3.81)

KITCHEN
9'8" x 16'4" (2.95 x 4.98)

UTILITY ROOM
8'9" x 5'4" (2.67 x 1.63)

BEDROOM ONE
11'6" x 12'7" (3.51 x 3.84)

BEDROOM TWO
9'4" x 12'11" (2.87 x 3.96)

BEDROOM THREE
7'10" x 7'4" (2.41 x 2.26)

FAMILY SHOWER ROOM
5'8" x 9'0" (1.75 x 2.76)

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		
EU Directive 2002/91/EC		
England & Wales		



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