



## 40 Highgate Road , Portsmouth, PO3 5AS

**Offers in excess of £230,000**

Nicely tucked away on Highgate Road in the vibrant city of Portsmouth, this charming mid-terrace house offers a delightful blend of comfort and convenience. Built in 1910, the property has been well presented and boasts a generous living space of 861 square feet.

Upon entering, you will find two inviting reception rooms that provide ample space for relaxation and entertaining. The two bedrooms are well-proportioned, making them ideal for families or professionals seeking a peaceful retreat. The bathroom is thoughtfully designed, catering to all your needs.

One of the standout features of this property is the patio garden, which includes a brick summer house equipped with power. This outdoor space is perfect for enjoying sunny days or hosting gatherings with friends and family. The quieter road enhances the appeal, offering easier parking in this bustling area of Portsmouth.

Convenience is at your doorstep, with shops and a retail park just a short distance away, ensuring that all your daily needs are easily met. Additionally, the property falls within the catchment area of schools rated as 'good' by Ofsted, making it an excellent choice for families.

This well-located home combines the charm of a period property with modern living, making it a wonderful opportunity for anyone looking to settle in Portsmouth. Don't miss the chance to make this delightful house your new home.

- Quieter road for ease of parking
- Well presented and modern throughout
- Private patio garden
- Workshop / Summerhouse with light & power
- Bay windows & feature fire place
- Modern kitchen & bathroom
- Two double bedrooms
- Close to shops, retail park, facilities and walks
- Good transport links
- Ofsted 'Good' school catchment

### Viewing

Please contact our ROK Marsh Office on 02393233267 if you wish to arrange a viewing appointment for this property or require further information.



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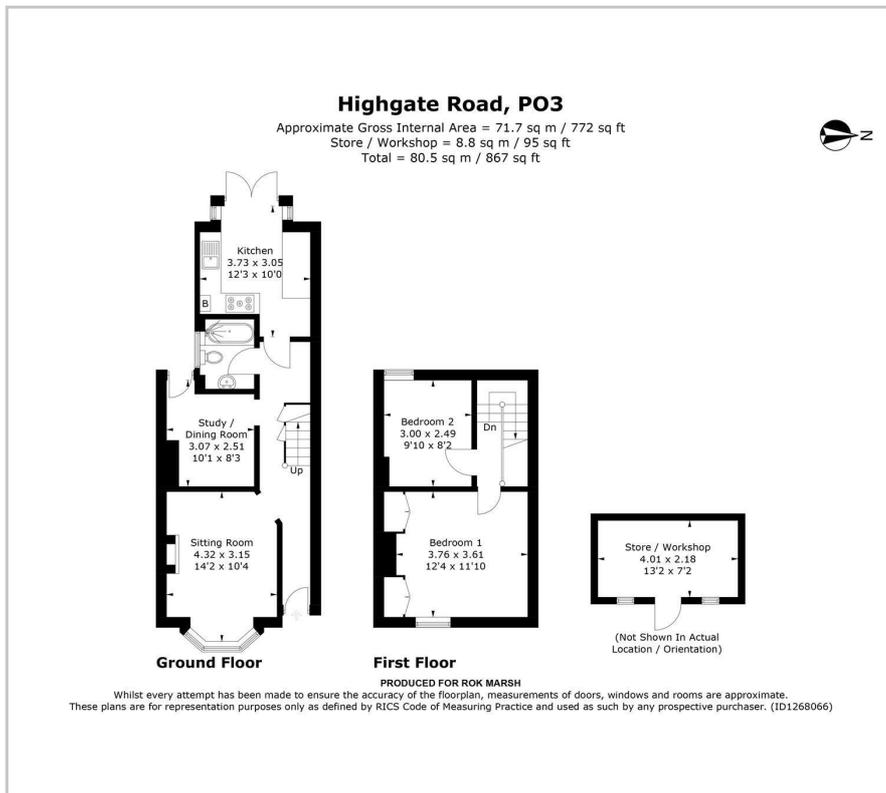


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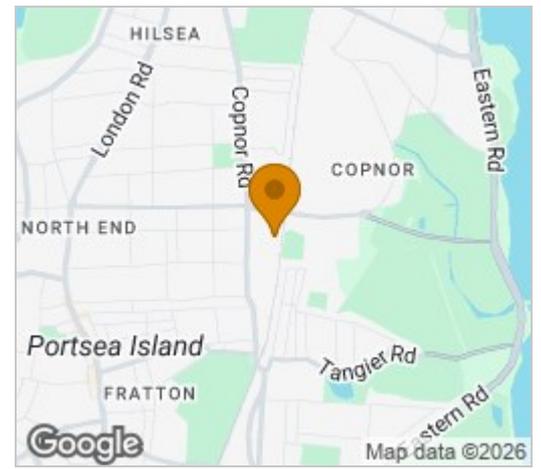


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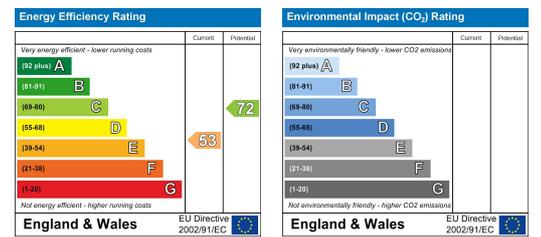
# Floor Plan



# Area Map



# Energy Efficiency Graph



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