

# HIGHBURY GROVE

PORTSMOUTH | HAMPSHIRE | PO6 2RX



£340,000

Freehold

- Three Bedroom Mid-Terrace Home
- Popular Highbury Estate Location
- Presented in Excellent Decorative Order
- Close To Local Schools and Transport Links
- Summerhouse with Power & Lighting
- Downstairs WC
- Low Maintenance Rear Garden
- Off Road Parking





## In Brief

Situated in the ever popular 'Highbury Estate', this three bedroom mid terraced home which is presented in excellent decorative order. The property is conveniently located within close proximity to schools, local shops, the railway station, local parks and road links.

Boasting **OFF ROAD PARKING** to the front, this lovely family home briefly comprises, entrance hallway, living room with feature fireplace, separate dining room with has patio doors opening out to the garden, modern fitted kitchen and downstairs cloakroom.

Upstairs are three bedrooms, two of which are double rooms and the family bathroom.

The fence enclosed rear garden offers a good degree of privacy with an area of artificial lawn and a patio area adjoining the rear of the house. There is the added benefit of summer house inclusive of power and lighting, which has been sectioned to provide storage and an area which would be ideal for anyone working from home.

We anticipate interest to be high, please contact us to arrange your viewing.

**£340,000**

## KEY FACTS

Council Tax Band - C

EPC Rating - D

Approximate Internal Area = 1090 Sq Ft



# HIGHBURY GROVE

PORTSMOUTH | HAMPSHIRE | PO6 2RX

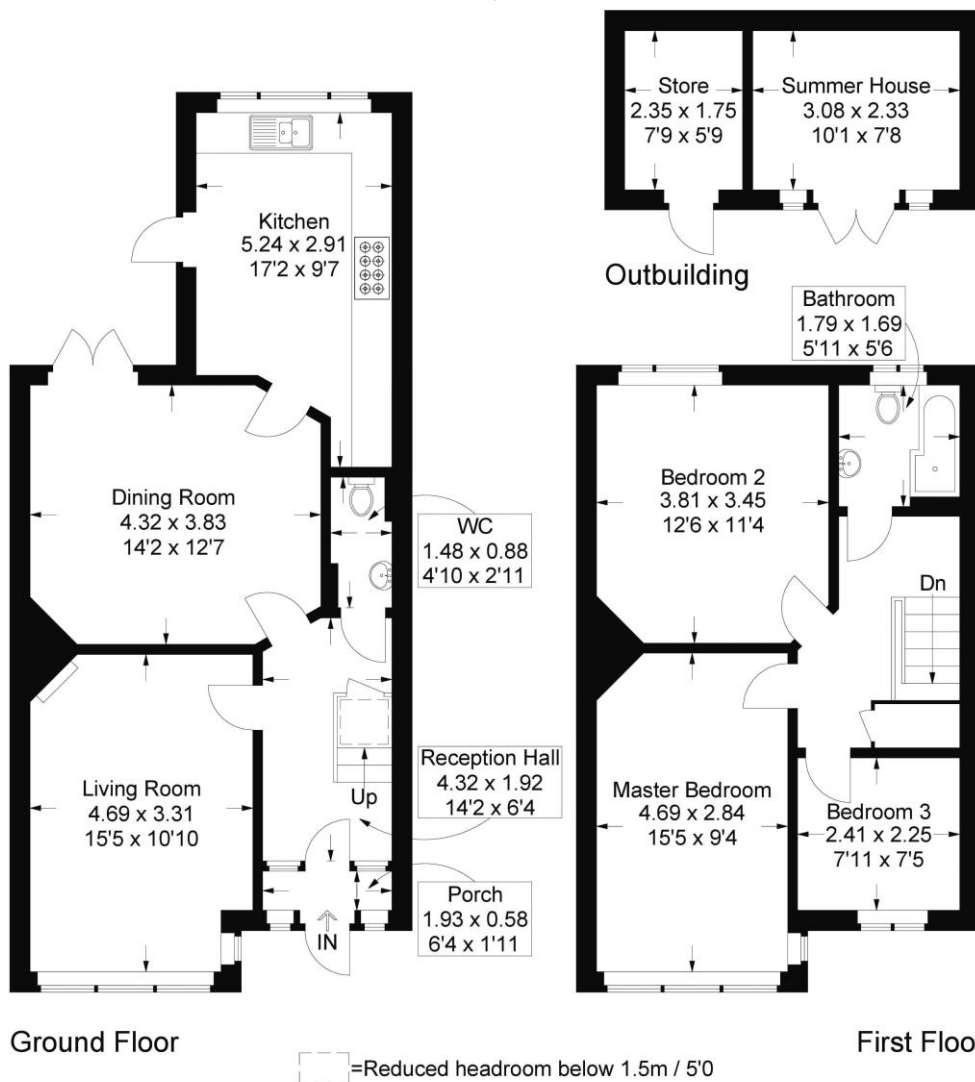


## Highbury Grove, Cosham

Approximate Gross Internal Area = 101.3 sq m / 1090 sq ft

Outbuilding = 12.1 sq m / 130 sq ft

Total = 113.4 sq m / 1220 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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)