

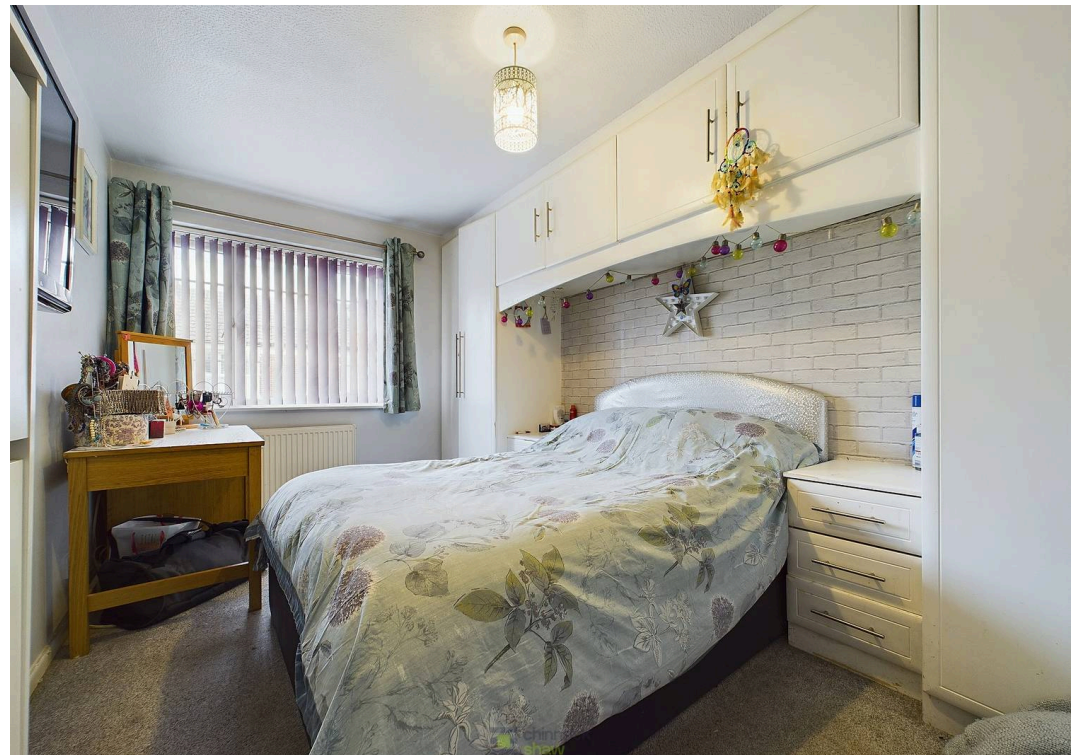


1d Highgrove Road, Portsmouth  
Portsmouth

Offers in Region of £300,000

 chinneckshaw







## 1d Highgrove Road

Located in a highly sought-after area of Portsmouth, this modern three-bedroom home offers both comfort and potential. The entrance lobby provides privacy and convenient storage for coats and shoes. It leads into a spacious, light-filled lounge, decorated in crisp white, with windows overlooking the front garden, stairs to the first floor, and access to the stunning kitchen/dining/family room. This gorgeous space features a good range of contemporary white units with stylish curved edges, integrated appliances, and a complementary wooden countertop. A large island creates a perfect spot for dining and socializing, enhanced by stylish wallpaper and abundant natural light from roof windows. Patio doors open to a low-maintenance garden and access to the garage.

Upstairs, the property boasts two double bedrooms and a single. The main bedroom includes over-bed storage and rear views, while the second double features a built-in wardrobe, front-facing window, and accent wall. The single room also overlooks the rear. The bathroom, with its white suite, presents an opportunity for future updates to add value. This property is a rare find, combining modern living with potential, making it one not to miss.

Material Information: Tenure: Freehold • Electricity: Mains Supply • Heating: Gas supply • Water Supply: Mains supply • Sewage: Mains Supply • Broadband: standard, Superfast and Ultrafast Fibre are all available in this area • Parking: Road Parking • Council Tax: C • Mobile: Ofcom official website checker states that EE, Vodafone, O2 and Three have all availability in the area • Flood Risk: Low risk





Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**

864.55 ft<sup>2</sup>

80.32 m<sup>2</sup>

**Reduced headroom**

13.69 ft<sup>2</sup>

1.27 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360





## Chinneck Shaw

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