



**£255,000**  
**193 Shearer Road**  
Portsmouth, PO1 5LW

## PROPERTY SUMMARY

NO FORWARD CHAIN & WEST-FACING GARDEN! Jeffries & Dibbens are delighted to offer for sale this three bedroom, terraced property located in Shearer Road, Fratton. Well presented throughout, this property offers a selection of benefits. In addition to three bedrooms to the first floor, accommodation comprises two reception rooms, a modern-fitted kitchen and a modern-fitted bathroom. Added benefits include gas central heating, double glazing throughout and a fully -enclosed, west-facing garden with an outbuilding. The outbuilding has power and benefits from rear pedestrian access. To appreciate all that is on offer, please contact Jeffries & Dibbens Portsmouth to arrange an internal viewing today! 02392 661 662





### **OBSCURE PVC DOUBLE GLAZED FRONT DOOR**

**PORCH** Hardwood front door to reception room one.

**RECEPTION ROOM ONE** 14' 5" into bay x 13' 1" (4.39m x 3.99m) PVC double glazed bay window to front aspect, double radiator, laminate flooring, tiled flooring, door to hallway.

**HALLWAY** Door to reception room two, stairs to first floor, door to kitchen, tiled flooring, radiator, obscure PVC double glazed back door to conservatory.

**RECEPTION ROOM TWO** 10' 11" x 10' (3.33m x 3.05m) PVC double glazed window to rear aspect, radiator, tiled flooring.

**KITCHEN** 11' 8" x 9' 3" (3.56m x 2.82m) PVC double glazed window to side aspect, vertical radiator, tiled flooring, range of wall and base units, marble effect work surfaces, tiled splash back, 1 1/2 bowl composite sink with mixer tap and drainer unit, breakfast bar, integral oven, gas hob, overhead glass extractor fan, space for fridge/freezer, spot lighting, door to bathroom.

**BATHROOM** 9' 1" x 8' 7" (2.77m x 2.62m) Obscure PVC double glazed window to side aspect, stainless steel heated towel rail, corner bath with rainfall shower, close coupled WC, tiled flooring, twin vanity units, spot lighting, marble effect tiled cupboard housing wall mounted combination boiler (fitted 2023)

**FIRST FLOOR LANDING** Obscure PVC double glazed window to side aspect, radiator, door to bedroom one, two and three, inspection hatch.

**BEDROOM ONE** 13' 2" x 11' 5" (4.01m x 3.48m) PVC double glazed window to front aspect, double radiator, built in wardrobes.

**BEDROOM TWO** 10' x 9' 9" (3.05m x 2.97m) PVC double glazed window to rear aspect, radiator, built in storage.

**BEDROOM THREE** 11' 3" x 8' 9" (3.43m x 2.67m) PVC double glazed window to rear aspect, radiator.

**REAR GARDEN** 23' (7.01m) West facing, fully enclosed, mainly laid to paving, artificial grass, outside tap, out building.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 Metropix ©2024

**LOCAL AUTHORITY**  
Portsmouth City Council

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
Band B

**VIEWINGS**  
By prior appointment only

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C	72   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

**Jeffries  
Dibbens &**  
estate and letting agents

**OFFICE ADDRESS**  
112/114 London Road,  
Portsmouth, Hampshire, PO2  
0LZ

**CONTACT**  
023 9266 1662  
portsmouth@jeffries.co.uk  
www.jdea.co.uk