

**£257,500**  
**201 Shearer Road**  
Portsmouth, PO1 5LW

## PROPERTY SUMMARY

Jeffries & Dibbens are excited to bring to the market this spacious, three bedroom, mid-terraced property located in Shearer Road, Fratton. Well presented throughout, accommodation on the ground floor comprises a 22ft reception room, an 11ft modern fitted kitchen and a modern fitted bathroom. First floor accommodation offers three double bedrooms. Additional benefits include double glazing, gas central heating, plus a west facing rear garden. Contact our Portsmouth branch to arrange your viewing, open late! 02392 661 662





## **OBSCURE PVC FRONT DOOR**

**RECEPTION ROOM** 22' 9" x 13' 1" (6.93m x 3.99m) PVC double glazed window to front aspect, PVC double glazed window to rear aspect, radiator, built in cupboard housing electric and gas meter and fuse board, door to.

**INNER LOBBY** Stairs to first floor, radiator, under stairs storage cupboard, obscure PVC double glazed door to garden, glazed door to.

**KITCHEN** 11' x 10' 6" (3.35m x 3.2m) PVC double glazed bay window to side aspect, range of wall and base units, roll top work surfaces, stainless steel sink and drainer unit, space for fridge/freezer, space for gas cooker, tiled to principal areas, doorway to.

**REAR LOBBY** Obscure PVC double glazed door to garden, obscure double glazed window to side aspect, fully tiled, tiled flooring, door to.

**BATHROOM** 9' 5" max x 9' 4" (2.87m x 2.84m) Obscure PVC double glazed window to rear aspect, modern fitted bathroom suite comprising close coupled WC, pedestal mounted wash basin, tile enclosed bath with mains shower, radiator, fully tiled, tiled flooring, wall mounted 'Worcester' combination boiler, plumbing for washing machine.

**FIRST FLOOR LANDING** PVC double glazed window to side aspect, loft hatch, doors to.

**BEDROOM ONE** 13' x 11' 5" (3.96m x 3.48m) PVC double glazed window to front aspect, radiator.

**BEDROOM TWO** 10' 10" x 10' (3.3m x 3.05m) PVC double glazed window to rear aspect, radiator.

**BEDROOM THREE** 11' 4" x 8' 11" (3.45m x 2.72m) PVC double glazed window to rear aspect, radiator.

**REAR GARDEN** 24' x 13' 2" (7.32m x 4.01m) Mainly laid to shingle with patio area, brick built storage shed.





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.  
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**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		85   B
69-80	C	71   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



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