



160 Shearer Road, Fratton  
Portsmouth

£230,000

 chinneckshaw







# 160 Shearer Road

Fratton, Portsmouth

Spacious 3-Bedroomed Home with great potential. This generously sized three-bedroom home offers fantastic potential and versatile living space. Ideally located close to shops, amenities, bus routes, and major road links, it's perfect for families or first-time buyers.

The property features **three reception rooms**, including a bright bay-fronted lounge with a feature fireplace, a flexible second room ideal as a dining space or home office, and a third cosy living area with wood flooring and storage.

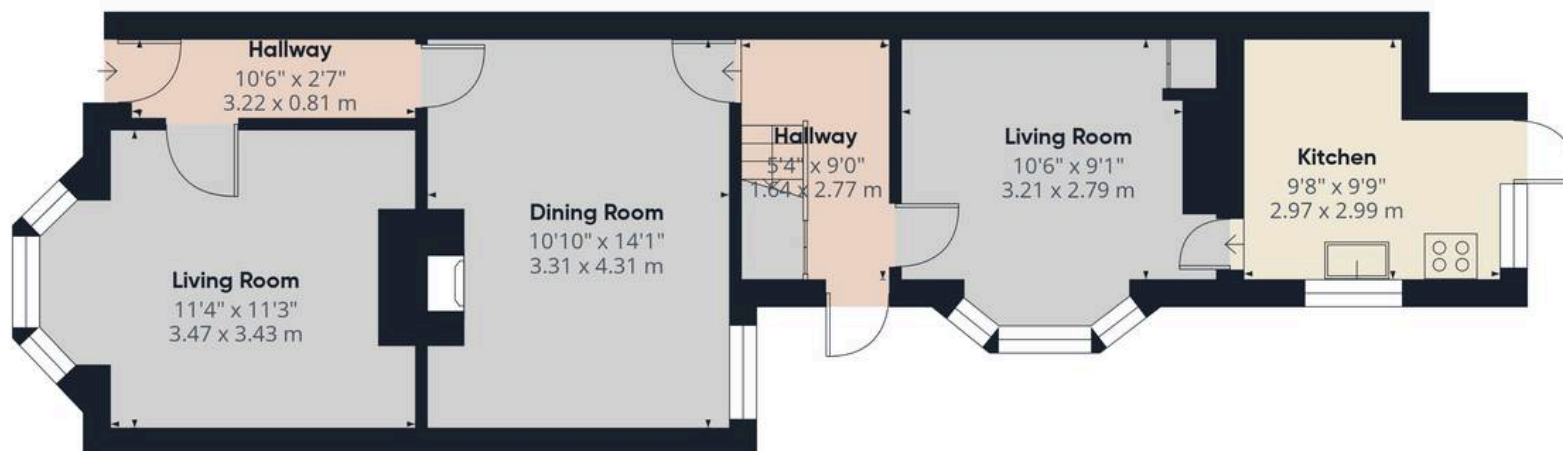
The **kitchen** is light and airy with windows to two aspects, leading to a **private courtyard garden** with raised areas and a large shed—ideal for hobbies or extra storage.

Upstairs are **two double bedrooms**, a **good-sized single**, and a **family bathroom**.

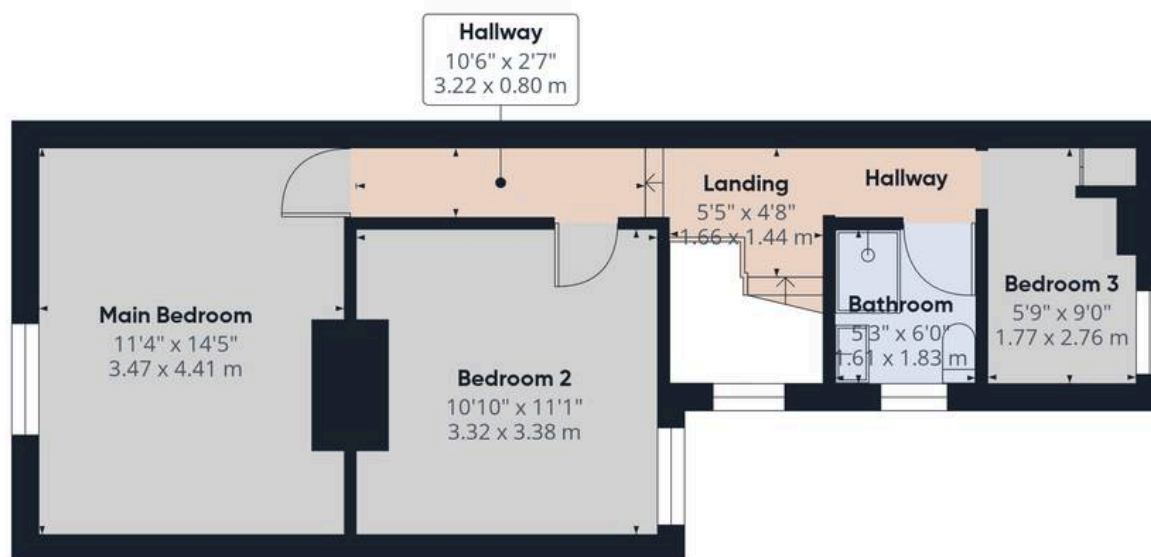
A spacious home with excellent potential—**early viewing is recommended**.

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





Ground Floor



Floor 1

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

988 ft<sup>2</sup>

91.8 m<sup>2</sup>

(1) Excluding balconies and terraces

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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