



122 Shearer Road

Fratton, Portsmouth, PO1 5LR

Offers in the region of £240,000



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This charming three-bedroom terraced property on Shearer Road, Fratton, is now available for sale and offers a comfortable and versatile living space, perfect for families or first-time buyers. The first floor of the home includes three well-proportioned bedrooms and a family shower room, while the ground floor features two spacious reception rooms, fitted kitchen and another bathroom. The reception rooms are separated by internal folding glass doors, allowing for a flexible layout, either creating an open-plan feel or a cozier, more intimate setting.

The 11ft kitchen is designed with practicality and style in mind, featuring a PVC double-glazed bay window that lets in plenty of natural light. It is fitted with a range of wall and base units, providing ample storage, and finished with roll-top work surfaces. The kitchen also includes a stainless steel mixer tap and drainer, a gas cooker point, and space for a fridge/freezer. A doorway leads to an outer lobby/utility area, enhancing the functionality of the space.

The downstairs bathroom is fitted with a white three-piece suite that includes a panel-enclosed bath, a close-coupled WC, and a pedestal basin, all set on ceramic tiled flooring for a sleek and clean look. Upstairs, the shower room offers a walk-in shower cubicle, a close-coupled WC, and a pedestal washbasin, ensuring both convenience and style. Each bedroom is equipped with double-glazed windows that allow for plenty of natural light and is finished with soft carpeting for added comfort.

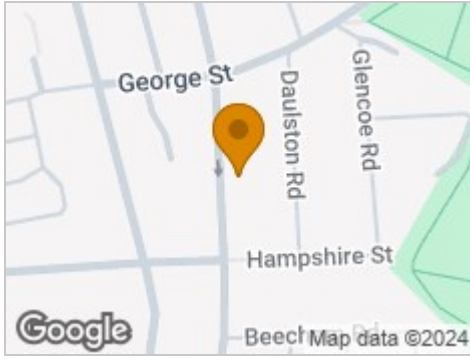
Outside, the property offers a fully enclosed rear garden that is mainly laid to lawn, with attractive flower and shrub borders. An outside tap and a

wooden potting shed provide additional practicality for those who enjoy gardening or outdoor activities.

This well-maintained property also benefits from gas central heating and double glazing in most part, ensuring warmth and energy efficiency. With its inviting layout and convenient location, this home is a must-see. Contact us today to arrange a viewing and explore all that this lovely property has to offer!



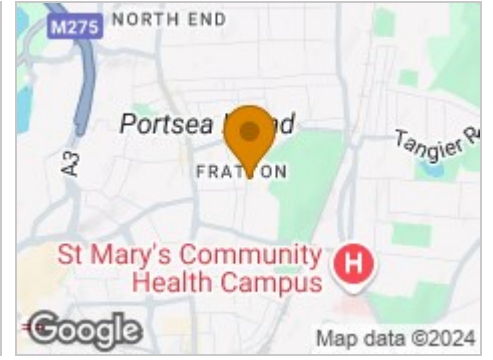
Road Map



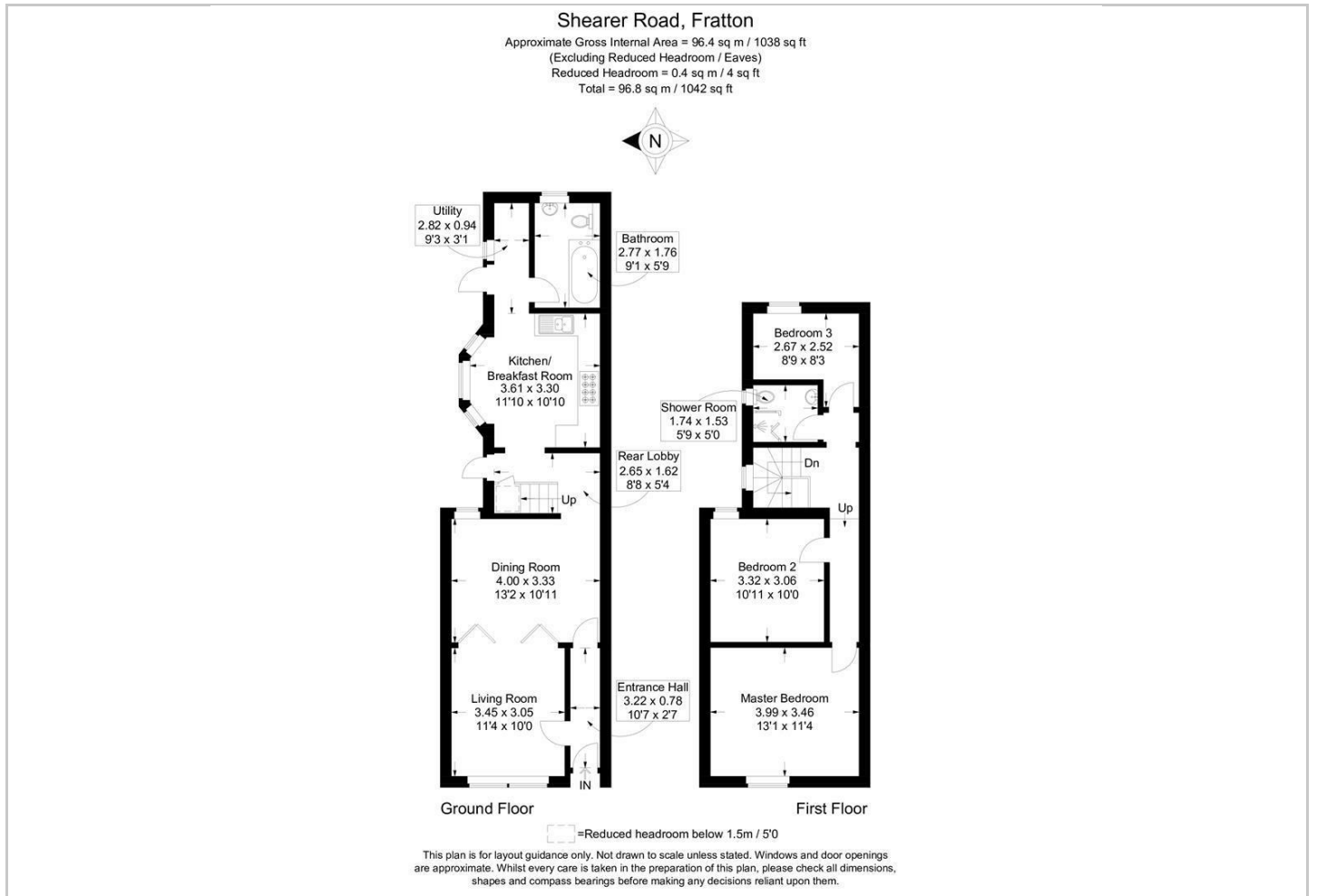
Hybrid Map



Terrain Map



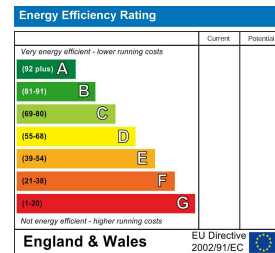
Floor Plan



Viewing

Please contact our Central Office on 02394 217317 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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