



£265,000
34 Shearer Road
Portsmouth, PO1 5LP

PROPERTY SUMMARY

WELL PRESENTED THROUGHOUT! Jeffries & Dibbens are delighted to offer for sale this three double bedroom, terraced property in Shearer Road, Fratton. Modernised throughout and complete with appealing features, this property offers a selection of benefits. Accommodation comprises two reception rooms and a modern-fitted kitchen to the ground floor. The first floors consists of three bedrooms and a modern-fitted family bathroom. Additional benefits include gas central heating, double glazing throughout and a fully-enclosed, private rear garden. To appreciate all that is on offer, please contact Jeffries & Dibbens Portsmouth to arrange a viewing today! 02392 661 662





PVC DOUBLE GLAZED FRONT DOOR

HALLWAY Door to reception room one, stairs to first floor, door to reception room two, obscure PVC double glazed door to garden, laminate flooring, glass balustrades.

RECEPTION ROOM ONE 15' 3" into bay x 10' 10" (4.65m x 3.3m) PVC double glazed bay window to front aspect, radiator, fitted blinds, laminate flooring, feature fireplace with electric fire.

RECEPTION ROOM TWO 13' 3" x 11' 6" into bay (4.04m x 3.51m) PVC double glazed bay window to side aspect, radiator, laminate flooring, open to kitchen.

KITCHEN 10' 6" x 10' (3.2m x 3.05m) PVC double glazed window to rear aspect, fitted blinds, obscure PVC double glazed window to side aspect, obscure PVC double glazed back to garden, 1 1/2 bowl ceramic sink with mixer tap and drainer unit, laminate work surfaces, wall mounted ideal combination boiler, laminate flooring, plumbing for washing machine, integral under counter fridge and freezer, gas cooker point.

FIRST FLOOR LANDING Door to bedroom one, bedroom two, bedroom three and bathroom.

BEDROOM ONE 14' x 12' 10" (4.27m x 3.91m) PVC double glazed window to front aspect, radiator, wood flooring.

BEDROOM TWO 10' x 9' 7" (3.05m x 2.92m) PVC double glazed window to rear aspect, double radiator.

BEDROOM THREE 13' 4" narrowing to 12" x 7' 1" (4.06m x 2.16m) Obscure PVC double glazed window to side aspect, radiator, laminate flooring.

BATHROOM Obscure PVC double glazed window to rear aspect, radiator, pedestal wash basin, close coupled WC, bath with shower attachment, tiled to principal areas, airing cupboard, wooden panelling to half height.

REAR GARDEN 21' (6.4m) Fully enclosed, artificial grass.





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		
69-80	C		80 C
55-68	D	62 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



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

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