



£235,000
100 Shearer Road
Portsmouth, PO1 5LR

PROPERTY SUMMARY

NO FORWARD CHAIN! Jeffries & Dibbens are delighted to offer for sale this three bedroom, terraced property located in Shearer Road, Fratton. In need of some renovation, this property offers a selection of benefits. Accommodation comprises 25ft reception room, a downstairs utility room and a kitchen/dining room. The first floor consists of three bedrooms and a family shower room. Added benefits include gas central heating, double glazing throughout and a fully-enclosed, private garden with a conservatory/shed. To appreciate all that is on offer, please contact Jeffries & Dibbens Portsmouth today! 02392 661662





OBSCURE PVC DOUBLE GLAZED FRONT DOOR

HALLWAY Laminate flooring, cupboard housing gas and electric meters, open to reception room.

RECEPTION ROOM 25' 4" x 13' 1" narrowing to 10' (7.72m x 3.99m) PVC double glazed bay window to front aspect, obscure PVC double glazed window to rear aspect, two double radiators, stairs to first floor, open to hallway.

HALLWAY Open to utility room, open to kitchen.

UTILITY ROOM Obscure PVC double glazed window to side aspect, plumbing for washing machine, space for tumble dryer, space for fridge/freezer.

KITCHEN 18' 3" x 8' 8" (5.56m x 2.64m) PVC double glazed window to side aspect, PVC double glazed French doors to garden, range of wall and base units, roll top work surfaces, wall mounted combination boiler, tiled to principal areas, 1 1/2 stainless steel sink with adjustable mixer tap and drainer unit, integral dishwasher, integral gas oven, integral fridge/freezer, double radiator, lino flooring, stainless steel extractor fan.

CONSERVATORY 16' 4" x 3' 8" (4.98m x 1.12m) Obscure PVC double glazed door, outside tap.

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

BEDROOM ONE 11' 4" x 11' 2" (3.45m x 3.4m) PVC double glazed window to front aspect, double radiator, built in wardrobe space.

BEDROOM TWO 11' 3" narrowing to 7'6" x 10' 1" (3.43m x 3.07m) PVC double glazed window to rear aspect, double radiator.

BEDROOM THREE 9'1" x 8'9" (2.77m x 2.67m) PVC double glazed window to rear aspect, double radiator.

SHOWER ROOM Obscure PVC double glazed window to side aspect, vanity unit, concealed cistern WC, walk in shower cubicle, tiled to principal areas, tiled flooring, heated towel rail.

REAR GARDEN 25' 1" (7.65m) Fully enclosed, mainly laid to paving.





Jeffries & Dibbens
estate and letting agents

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.
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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	73 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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