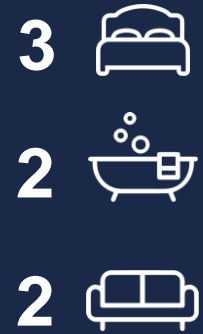


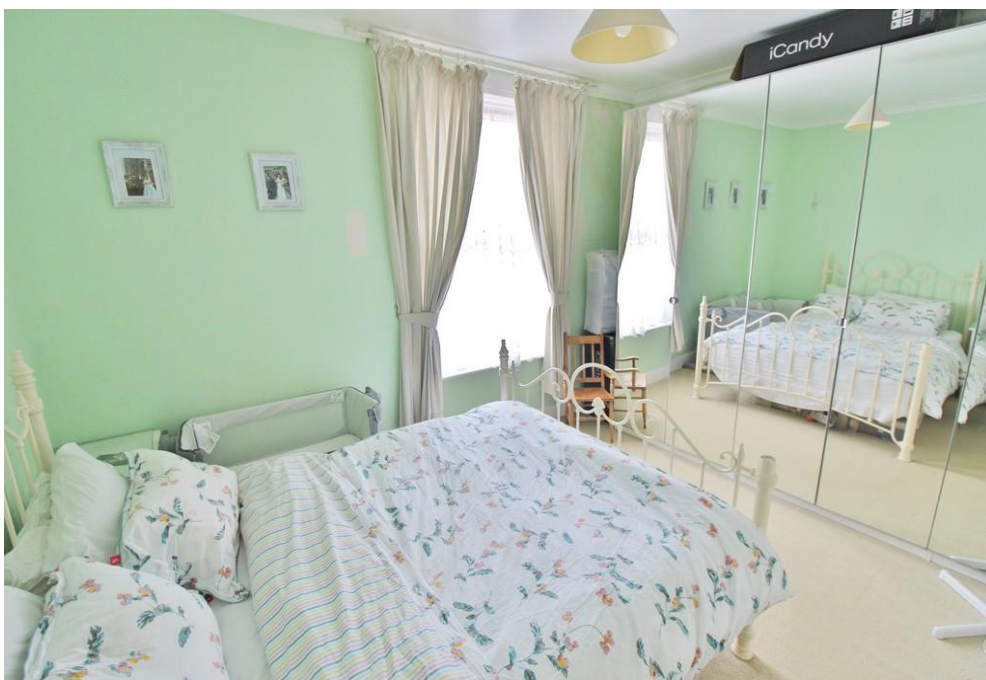
£255,000
122 Shearer Road
Portsmouth, PO1 5LR

PROPERTY SUMMARY

This three bedroom, terraced property located in Shearer Road is available for sale with Jeffries & Dibbens of Portsmouth. Accommodation comprises three bedrooms to the first floor in addition to the family shower room. The ground floor offers two reception rooms, an 11' fitted kitchen and a downstairs bathroom. Further benefits include gas central heating, double glazing and a fully enclosed, rear garden. Contact us today to arrange your internal inspection!

023 92 661 662





PVC DOUBLE GLAZED FRONT DOOR

HALLWAY Radiator, doors to reception room one and two, gas and electric meters.

RECEPTION ROOM ONE 11' 4" x 10' (3.45m x 3.05m) PVC double glazed window to front aspect, PVC double glazed sliding doors to forecourt, double radiator, folding door to reception room two.

RECEPTION ROOM TWO 13' 1" x 10' 11" (3.99m x 3.33m) PVC double glazed window to rear aspect, radiator, doorway to inner lobby.

INNER LOBBY PVC double glazed door to garden, under stairs storage cupboard, doorway to kitchen.

KITCHEN 10' 9" into bay x 11' 10" (3.28m x 3.61m) PVC double glazed bay window to side aspect, range of wall and base units, roll top work surfaces, roll top work surfaces, 1 1/2 stainless steel mixer tap and drainer, gas cooker point, space for fridge/freezer, doorway to outer lobby/utility area.

OUTER LOBBY/UTILITY AREA PVC double glazed window to side aspect, PVC double glazed door to garden, radiator, plumbing for washing machine, door to bathroom.

BATHROOM Obscure PVC double glazed window to rear aspect, three piece bathroom suite comprising panel enclosed bath, close coupled WC, pedestal basin, ceramic tiled flooring.

FIRST FLOOR LANDING Loft hatch, window to side aspect, door to all rooms.

BEDROOM THREE 8' 9" x 5' 11" (2.67m x 1.8m) PVC double glazed window to rear aspect, radiator.

SHOWER ROOM Obscure PVC double glazed window to side aspect, walk in shower cubicle, close coupled WC, pedestal wash basin.

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

BEDROOM ONE 13' x 11' 3" (3.96m x 3.43m) PVC double glazed window to front aspect, radiator.

REAR GARDEN Fully enclosed, mainly laid to lawn, flower and shrub borders, outside tap, wooden potting shed.



GROUND FLOOR

1ST FLOOR



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		82 B
69-80	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



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