

£259,995
58 Shearer Road
Portsmouth, PO1 5LP

PROPERTY SUMMARY

NO FORWARD CHAIN! Jeffries & Dibbens Portsmouth are delighted to offer for sale this three bedroom, terraced property in Shearer Road, Fratton. Accommodation comprises two reception rooms, a fitted kitchen and a downstairs W.C. The first floor consists three bedrooms and a family bathroom. Additional benefits include gas central heating, double glazing throughout and a fully-enclosed, rear garden. To appreciate all that is on offer, please contact Jeffries & Dibbens Portsmouth today! 02392661 662





OBSCURE PVC DOUBLE GLAZED FRONT DOOR

HALLWAY Radiator, laminate flooring, under stairs cupboard, doors to reception room and reception room two, obscure PVC double glazed back door to garden, door to WC.

RECEPTION ROOM ONE 15' 1" into bay x 10' 9" (4.6m x 3.28m) PVC double glazed bay window to front aspect, double radiator, laminate flooring.

RECEPTION ROOM TWO 13' 4" x 11' 5" into bay (4.06m x 3.48m) PVC double glazed bay window to side aspect, double radiator, laminate flooring.

WC Floating wash basin, tiling, close coupled WC, laminate flooring.

KITCHEN 10' 6" x 9' 11" (3.2m x 3.02m) PVC double glazed windows to rear and side aspect, obscure PVC double glazed back door to garden, radiator, range of wall and base units, roll top work surfaces, 1 1/2 bowl stainless steel sink with mixer tap and drainer unit, lino flooring, fitted electric oven, gas hob, stainless steel extractor fan, tiled to principal areas, extractor fan.

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

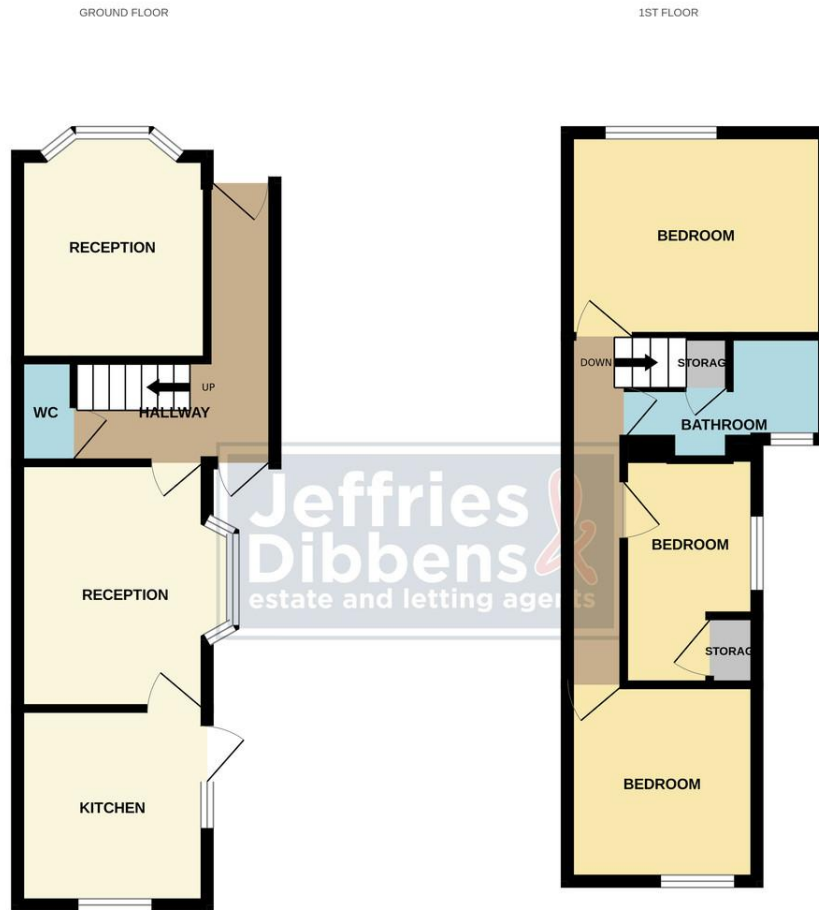
BEDROOM ONE 13' 11" x 12' 10" (4.24m x 3.91m) PVC double glazed window to front aspect, radiator.

BEDROOM TWO 10' 6" narrowing to 9' 7" x 10' (3.2m x 3.05m) PVC double glazed window to rear aspect, radiator, laminate flooring.

BEDROOM THREE 12' 2" max x 7' max (3.71m x 2.13m) PVC double glazed window to side aspect, radiator, laminate flooring, door to cupboard housing wall mounted combination boiler.

BATHROOM Obscure PVC double glazed window to rear aspect, close coupled WC, pedestal wash basin, bath with shower attachment, tiled to principal areas, extractor fan, cupboard space, radiator.

REAR GARDEN 21' 9" (6.63m) approx Fully enclosed, mainly laid to patio, outside tap.



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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 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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