



3 Shelford Road

Southsea, PO4 8NT

Offers in excess of £315,000



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Welcome to Shelford Road...

Located along the popular Shelford Road, this well presented three bedroom bay and forecourt home offers a superb blend of character, space, and modern living, perfectly suited to families and first time buyers alike.

Upon entering the property, you are welcomed by a bright and inviting entrance hall that leads to the first reception room to the right. The bay fronted lounge offers a cosy yet spacious room, with ample space for multiple sofas and other furnishings. The bay window allows natural light to fill the room.

Continuing through, the heart of the home is the impressive open plan kitchen diner /family room. Thoughtfully designed, this generous space offers both practicality and style, featuring a well appointed kitchen area equipped with a range of wall and floor mounted units, integrated appliances such as an oven, gas hob with extractor fan and plumbing for washing facilities. A breakfast bar area creates dining space, making it perfect for everyday living as well as hosting gatherings.

Flowing into a conservatory area, offering an additional reception room, there is space for a sofa, family dining table and other furnishings. Double doors open out onto the garden.

A downstairs toilet completes the ground floor.

Upstairs, the property continues to impress with three well proportioned bedrooms. The master offers

excellent space for a king size bed and other bedroom furnishings. Both bedroom two and three are also comfortable doubles.

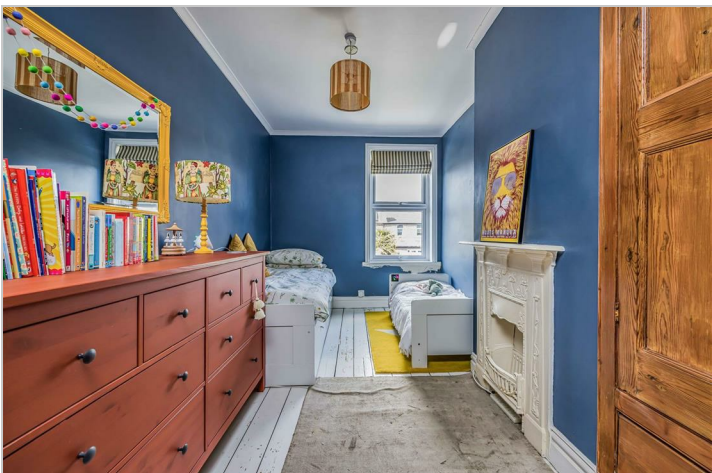
Completing the first floor is a modern family bathroom featuring a bath, towel radiator, toilet and sink.

Outside, the property boasts a good sized west facing garden, with mature borders, a patioed area and grass. A summer house sits at the rear, providing a versatile extra living space, with a range of uses from a home office, play room, or as additional storage.

Situated in Shelford Road you are well located and close to a range of local amenities, including shops, good schools, play parks and green areas. Southsea Seafront is only a short walk away.

This home is presented in great condition throughout, allowing prospective buyers to move straight in and also add their own touch. Viewings are highly advised, please contact us to arrange your appointment.

- BAY & FORECOURT THREE BEDROOM HOME
- OPEN PLAN KITCHEN DINER
- DOWNSTAIRS W.C
- UPSTAIRS FAMILY BATHROOM
- WEST FACING GARDEN
- SUMMER HOUSE WITH POWER
- MOVE IN READY
- EXCELLENT FAMILY HOME
- CLOSE TO LOCAL AMENITIES & GOOD SCHOOLS
- CALL TO VIEW



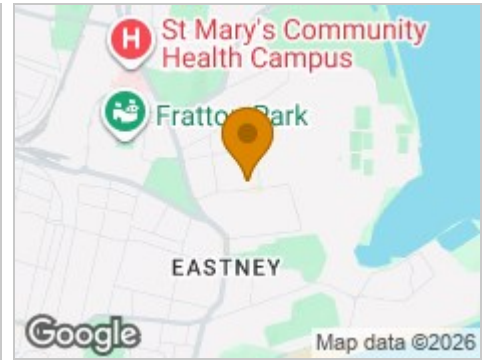
Road Map



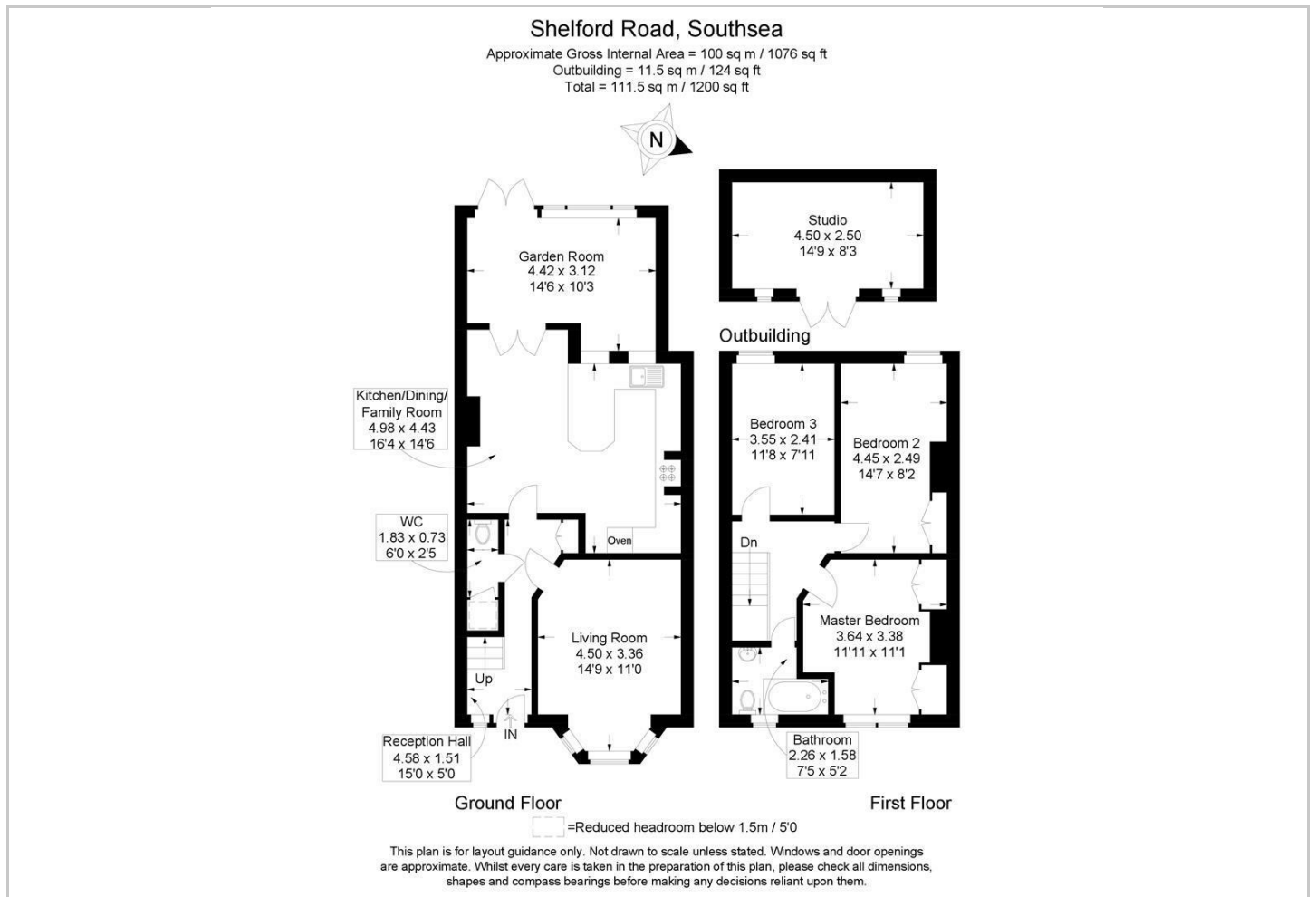
Hybrid Map



Terrain Map



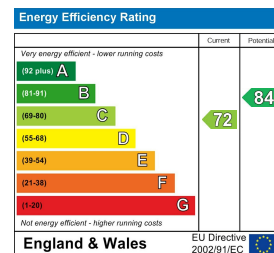
Floor Plan



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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