



Call: 02394 217317
Whatsapp: 0793 283 1587
Email: sarah@soldby.uk
Social media: @soldbySarahOliver
Website: www.soldby.uk



86 Shelford Road

Southsea, Portsmouth, PO4 8NU

Offers in excess of £318,000



86 Shelford Road

Southsea, Portsmouth, PO4 8NU

Offers in excess of £318,000



We are delighted to bring to market this beautifully presented three-bedroom home on Shelford Road, perfectly blending classic character with contemporary living.

Upon entering the property, you are welcomed by a bright and airy entrance hallway which leads through to a cosy living room at the front of the home. The lounge features an attractive bay window and fireplace, creating a warm and inviting space to relax. Hard flooring runs throughout the ground floor, adding both style and practicality.

To the rear of the property is a bright and spacious kitchen diner, fitted with modern shaker-style units and integrated appliances including an oven, gas hob and extractor hood. This well-designed space offers plenty of room for dining and entertaining. The ground floor also benefits from a convenient WC and separate utility area.

Leading off the kitchen is a sunroom/conservatory overlooking the garden, currently used as a hobby room, providing a versatile additional living space.

Upstairs, the property offers three well-proportioned bedrooms, all capable of accommodating double beds along with additional furnishings such as wardrobes, dressing tables or desks. The family bathroom is modern and well maintained, featuring a bath with shower over, WC and wash basin.

Externally, the home enjoys a bay and forecourt to the front, while the rear garden offers a pleasant outdoor space with both patio and lawn areas, as well as a garden shed.

Well presented throughout, this property would make an ideal first home, family home, or a great option for those looking to downsize. Additional benefits include gas central heating and double glazing throughout.

Located in the sought-after area of Milton, the property is within close proximity to a range of local amenities including shops, cafés and well-regarded schools. Milton Common is just a short walk away, offering open green spaces and scenic waterside walking routes.

Early viewing is highly recommended to fully appreciate all this lovely home has to offer. Please contact the office to arrange your appointment.



Road Map



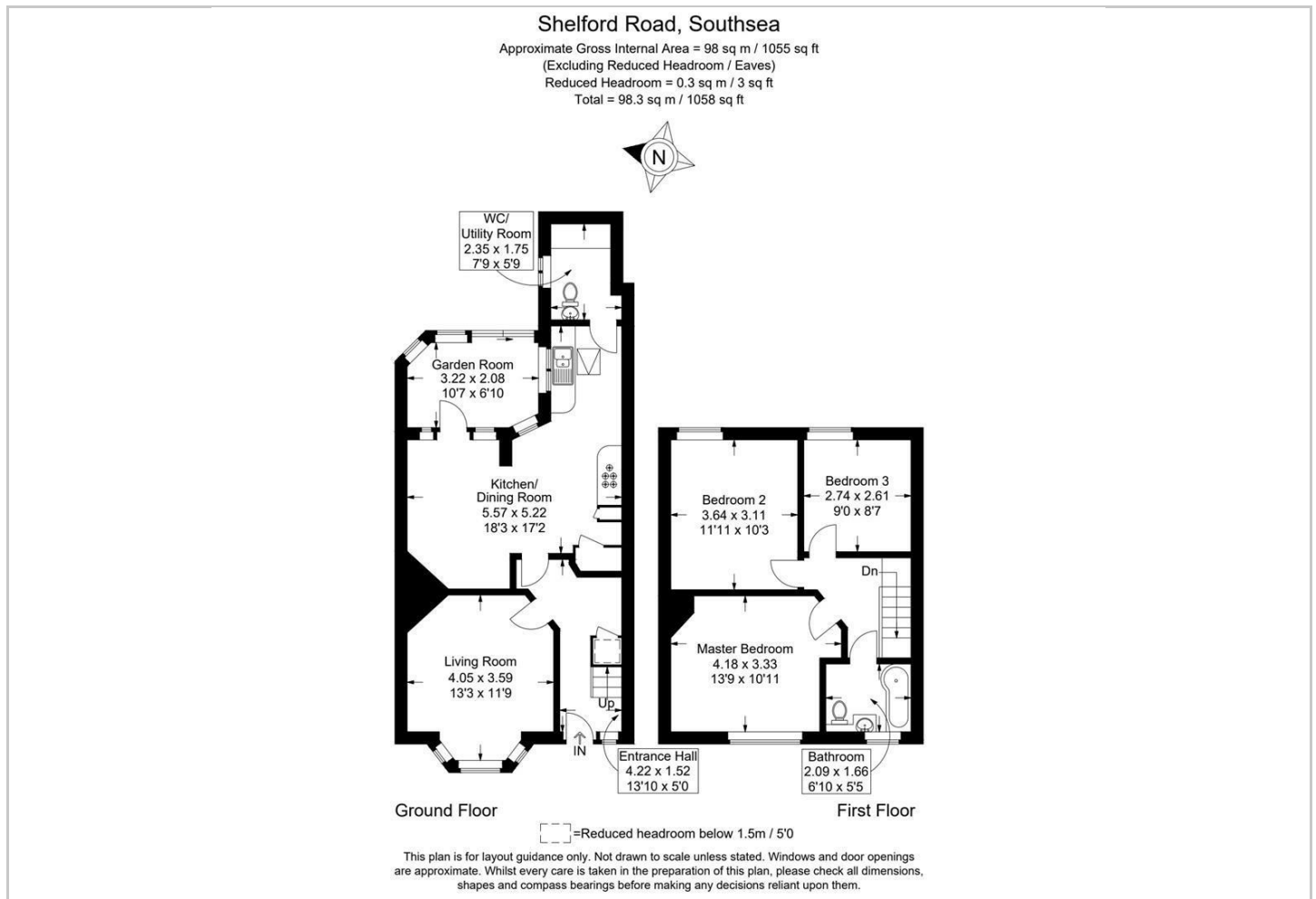
Hybrid Map



Terrain Map



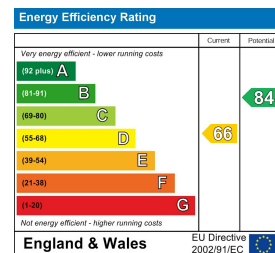
Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.