



Nesbits

Established 1921

57 Sheffield Road, Fratton, Portsmouth, PO1 5DP

Price £230,000

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Enjoying a popular and very convenient cul-de-sac position, this SPACIOUS THREE DOUBLE BEDROOM FAMILY HOUSE benefits from a modern kitchen extension, gas central heating, replacement double-glazing, and a generous garden. NOW REQUIRING GENERAL UP-DATING, it is well suited to keen owner-occupiers seeking a blank canvas project, or to investors with future letting in mind. Tucked away off the main Fratton Road, diagonally opposite its junction with Arundel Street, Sheffield Road is within comfortable reach of a wide range of public amenities, including: Commercial Road Shopping Precinct, other local shops, main-line stations, bus services, recreation facilities, St Mary's Hospital, and various schools. Dating from around 1921, this inner-terrace character property is of attractive design, with rendered elevations under a replacement tiled roof, the facade incorporating double splay bay window. It stands behind a shallow forecourt, whilst to the rear is a walled garden. In our client's family's hands since new, and available now to the open market for the first time in over 100 years, the house has been the subject of various alterations and improvements in the past, but, as stated, will reward a programme of refurbishment.



This need for work is reflected in a highly competitive asking price which allows an incoming owner plenty of scope to implement their own tastes and ideas, adding value and creating a family home with much to commend it. Available with the further asset of NO ONWARD CHAIN, full details of this appealing opportunity are given as follows and early enquiry is recommended:

Panelled front door, with fanlight and adjacent obscure-glass window, to:

ENTRANCE HALL

Coved ceiling. Facing period staircase to first floor, having turned-wood balustrade and newel posts together with door under giving access to:

CELLAR

Ceiling Height: 6'2 (1.88m) Providing useful storage space. Gas and electricity meters.

LIVING ROOM

13'10 x 12'11 (4.22m x 3.94m)

Splay bay window to front elevation having UPVC replacement double-glazing. Coved ceiling with period rose. Gas fire. Single panel radiator.

LOUNGE

13'6 x 8'10 (4.11m x 2.69m)

UPVC replacement double-glazed window to rear elevation. High-level storage

cupboard. Double panel radiator. Sliding door to Kitchen.

DINING ROOM

10'5 x 9'8 (3.18m x 2.95m)

Double panel radiator. Wide opening to:

DUAL-ASPECT KITCHEN

13'6 x 9'3 (4.11m x 2.82m)

(a relatively modern extension). Fitted base and wall cupboards, work surfaces with tiled surround, double drainer stainless steel sink unit with mixer tap. Gas cooker point. Plumbing for washing machine. 'Vaillant' gas fired central heating and hot water boiler. UPVC replacement double-glazed windows to the side and rear. Part-glazed door to:

REAR PORCH

Part-glazed door to garden.

W.C. OFF

With low flush w.c.; obscure-glass window.

FIRST FLOOR

LANDING

Access to Loft Space.

SHOWER ROOM & W.C.

7'10 x 5'8 (2.39m x 1.73m)

Coloured suite comprising: low flush w.c., pedestal handbasin, and large capacity tiled shower cubicle having 'Mira' mixer. Single panel radiator. UPVC replacement obscure double-glazed window to front

elevation.

BEDROOM ONE

14'2 x 12'11 (4.32m x 3.94m)

Splay bay window to front elevation having UPVC replacement double-glazing. Built-in wardrobe. Single panel radiator.

BEDROOM TWO

13'6 x 8'10 (4.11m x 2.69m)

UPVC replacement double-glazed window to rear elevation. Double panel radiator.

BEDROOM THREE

10'6 x 9'9 (3.20m x 2.97m)

UPVC replacement double-glazed window to rear elevation. Fitted wardrobe. Single panel radiator.

OUTSIDE

FRONT: Shallow, walled forecourt.

REAR: Depth: 27'3 (8.31m) Width: 19'9 (6.02m) A generous garden having northerly aspect and walled surround.

COUNCIL TAX

Band 'C' - £2,037.07 per annum (2026-27).

EPC

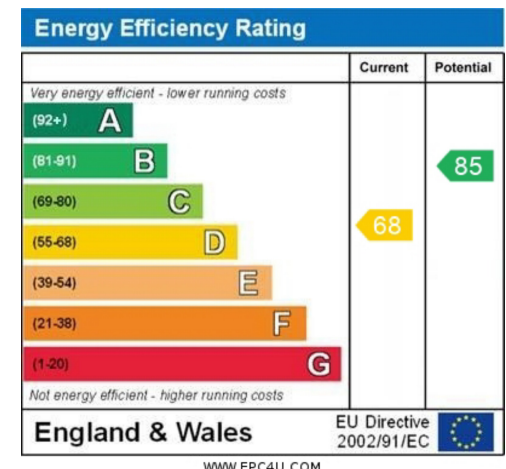
Energy Rating 'D' (Floor Area 100 sq m approx).

VIEWING

By appointment with SOLE AGENTS, D. M. NESBIT & CO. (18051/058415)







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