



OFFERS OVER
£235,000
1 Shelley Avenue
Poets Corner, PO6 4PN

Situated on the popular Shelley Avenue with views over Portsmouth Harbour, this well-presented two bedroom end of terrace home is now available to the market! The ground floor comprises a contemporary fitted kitchen, a spacious lounge/dining room, and a bright rear conservatory. Upstairs boasts two good-sized bedrooms and a modern shower room. Externally, the property benefits from solar panels, a south-facing rear garden, side access, and potential to create a driveway to the front, subject to the relevant planning consents. We strongly recommend an early viewing, so call our Portchester office today to arrange your appointment.

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HALL

KITCHEN 10' 11" x 10' 7" (3.35m x 3.23m)

LOUNGE/DINING 14' 4" x 17' 3" (4.38m (Max.) x 5.26m

(Max.)

CONSERVATORY 9' 11" x 10' 7" (3.03m x 3.24m)

LANDING

BEDROOM ONE 8' 10" x 16' 3" (2.71m x 4.97m)

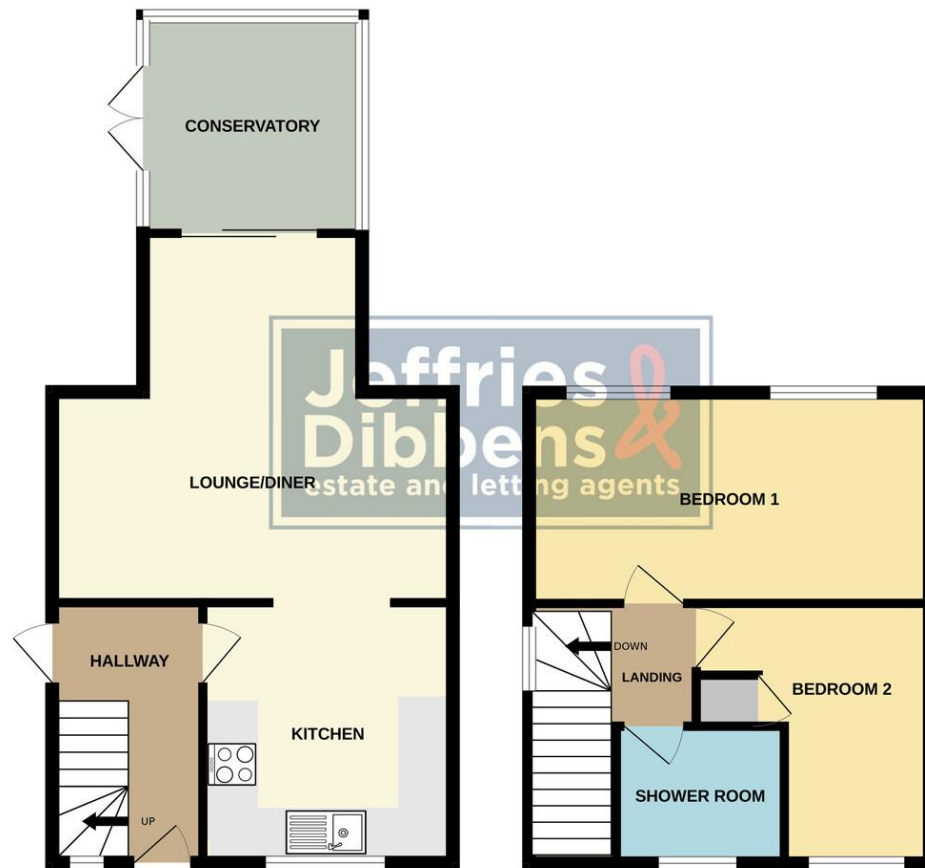
BEDROOM TWO 11' 0" x 10' 7" (3.36m x 3.24m)

SHOWER ROOM 5' 10" x 7' 2" (1.80m x 2.19m)

SOUTH FACING REAR GARDEN

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 A

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	60 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.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and will **not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

**Jeffries
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