



86 Shelford Road

Southsea, Portsmouth, PO4 8NU

Offers in the region of £325,000



*****IMMACULATELY PRESENTED THREE BEDROOM HOUSE*** BRIGHT & SPACIOUS KITCHEN DINER TO THE REAR*** UPSTAIRS FAMILY BATHROOM & DOWNSTAIRS TOILET*** SOUGHT AFTER LOCATION*****



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.

Immaculately 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.

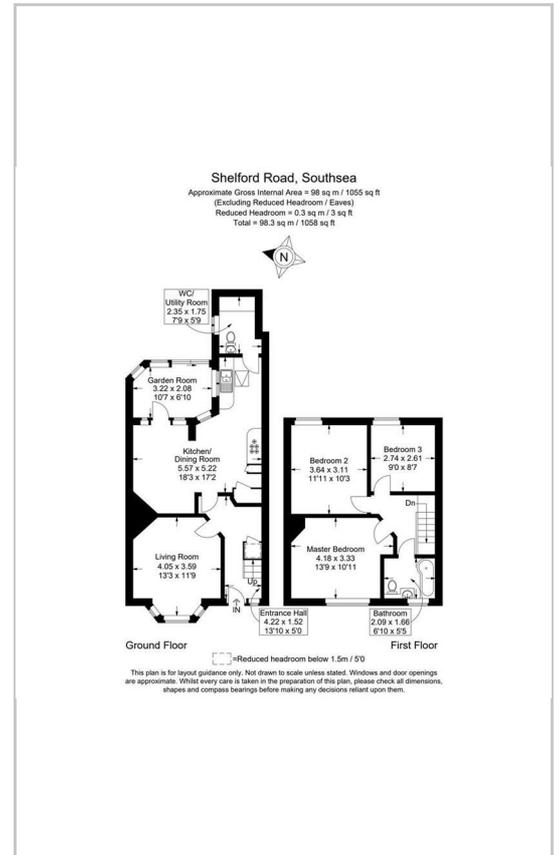
Located in the sought-after area of Milton, the property is within close proximity to a range of local amenities including shops, cafés and well-regarded schools. Milton Common is just a short walk away, offering open green spaces and scenic waterside walking routes.

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

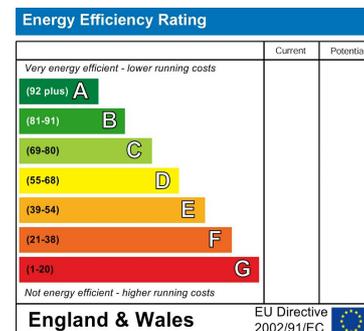
Area Map



Floor Plans



Energy Efficiency Graph



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