



GUIDE PRICE  
**£250,000 - £260,000**  
**31 Shelley Avenue**  
Paulsgrove, PO6 4PN

Offered with NO ONWARD CHAIN, this mid terrace three bedroom family home is available to the market, situated in the sought after Shelley Avenue, Poets Corner! The downstairs presents a porch, spacious lounge/diner with sliding doors to the rear garden and a fitted kitchen. Upstairs boasts three good size bedrooms and bathroom with a separate WC. Externally, there is a south facing low maintenance rear garden, a brick-built storage shed and off road driveway parking to the front. If this property interests you then call our Portchester office now to arrange your viewing!

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**PORCH**

**HALL**

**KITCHEN** 11' 10" x 7' 10" (3.61m x 2.39m)

**LOUNGE/DINER** 20' 3" x 10' 11" (6.17m x 3.33m)

**LANDING**

**BEDROOM ONE** 13' 0" x 9' 9" (3.96m x 2.97m)

**BEDROOM TWO** 12' 10" x 8' 11" (3.91m x 2.72m)

**BEDROOM THREE** 6' 11" x 10' 11" (2.11m x 3.33m)

**BATHROOM** 6' 11" x 4' 10" (2.11m x 1.47m)

**WC** 4' 9" x 2' 6" (1.45m x 0.76m)

**GARDEN**

**OUTSIDE STORAGE**



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 B

**VIEWINGS**  
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	68 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.



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