



## 22 Shearer Road , Portsmouth, PO1 5LP

**£275,000**

Located on Shearer Road, this charming end-terrace house presents an excellent opportunity for families and first-time buyers alike. With three generously sized double bedrooms, this property offers ample space with a large lounge area, featuring dual aspects to the front and side elevations.

Adjacent to the lounge, the separate dining room provides extra living and dining space and leads through to the kitchen, located at the rear of the property. Additionally, the property benefits from a substantial basement/cellar area, offering potential for further development or storage.

The fitted family bathroom is located upstairs and the home is equipped with double glazing and gas central heating, ensuring warmth and energy efficiency throughout the year. Parking is made easy with access to a detached garage adding further convenience for storage or hobbies.

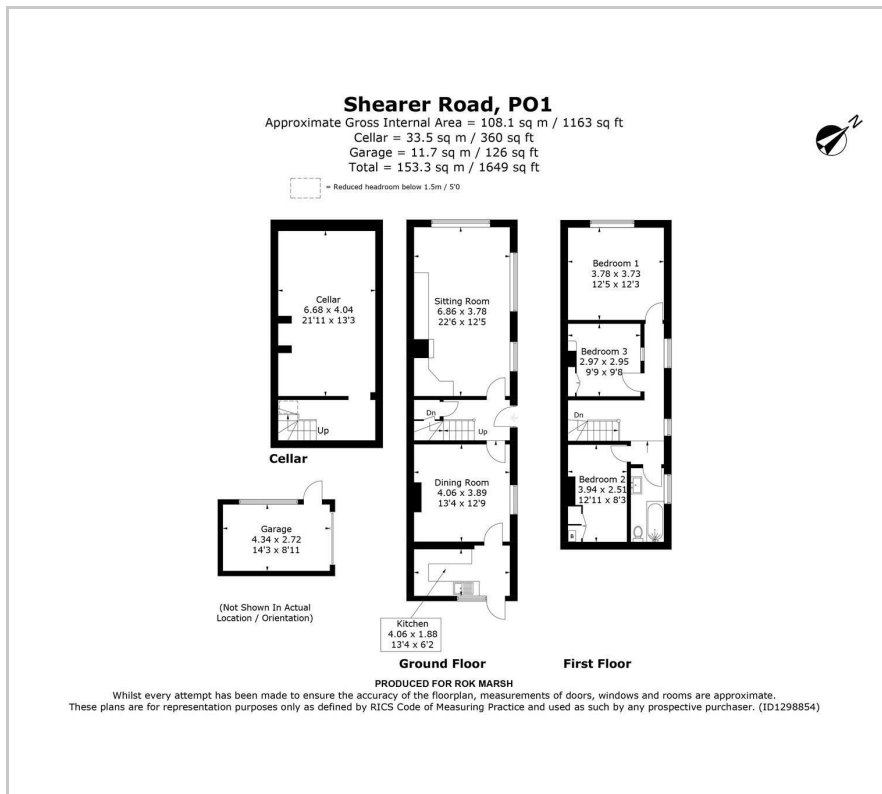
Situated close to the historic St Mary's Church, this property is in a desirable location, offering a blend of community spirit and accessibility to local amenities. The house is vacant and available with no onward chain, making it an attractive option for those looking to move in swiftly.

- Deceptively spacious corner three bedroom home
- Detached garage
- Enclosed rear garden with double gates
- Large Lounge/Diner with dual aspects
- Separate dining room
- Fitted kitchen with access to the garden
- Large Cellar / Basement
- Three bedrooms with upstairs bathroom
- Excellent family home/ First purchase / Investment

Please contact our ROK Marsh Office on 02393233267 if you wish to arrange a viewing appointment for this property or require further information.



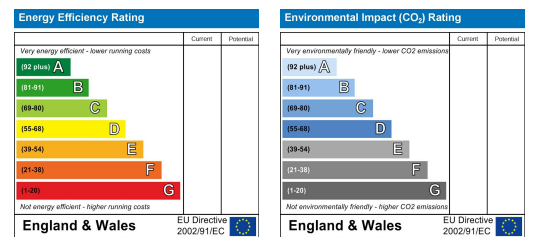
# Floor Plan



# Area Map



# Energy Efficiency Graph



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