



22 Shearer Road , Portsmouth, PO1 5LP Guide price £240,000

****NO FORWARD CHAIN | THREE DOUBLE BEDROOMS | 1,649 SQ. FT. | DETACHED GARAGE | CORNER PLOT | BASEMENT/CELLAR****

Occupying a generous corner plot, this substantial three-bedroom end-of-terrace home offers an impressive ****1,649 sq. ft.**** of versatile accommodation, making it an excellent opportunity for families, first-time buyers and investors alike.

The ground floor features a bright dual-aspect lounge, flooded with natural light, alongside a separate dining room that offers flexibility for family living, entertaining or home working. To the rear, the fitted kitchen provides direct access to the enclosed garden.

A real standout feature is the sizeable basement/cellar, offering excellent storage and exciting potential for a variety of future uses, subject to any necessary consents.

Upstairs, the property boasts three generous bedrooms and a family bathroom, providing comfortable accommodation with scope for buyers to personalize over time if desired.

Externally, the enclosed rear garden benefits from access leading to the garage, offering secure parking, additional storage or workshop space.

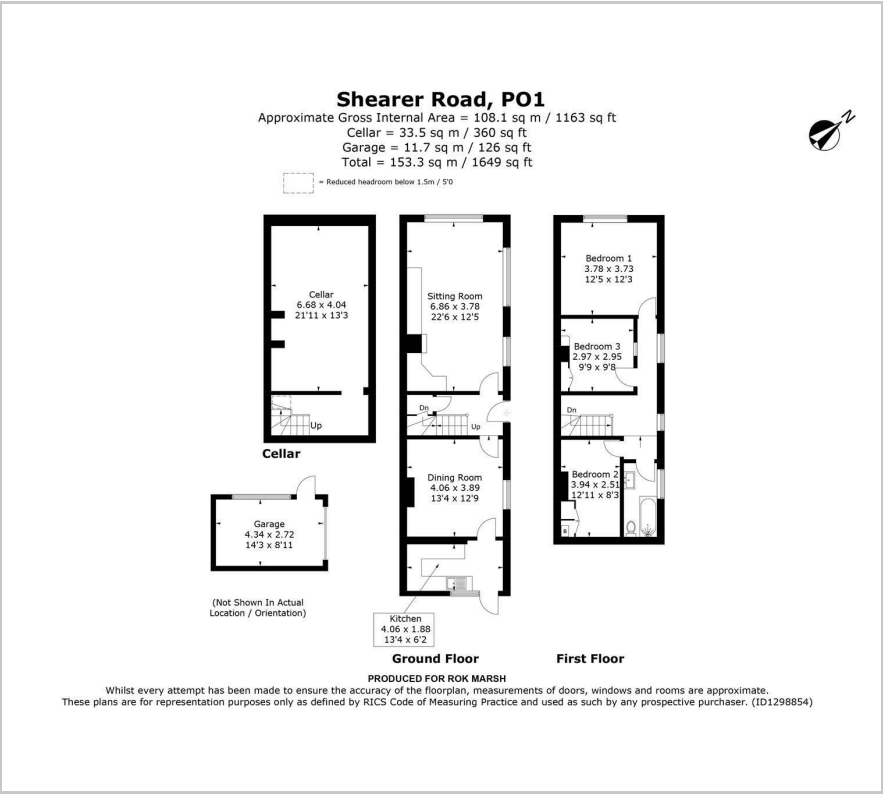
- NO FORWARD CHAIN
- Impressive 1,649 sq. ft
- Three bedrooms with upstairs bathroom
- Spacious dual-aspect lounge
- Separate dining room
- Garage
- Large Cellar / Basement
- Parking
- Fantastic opportunity for families, first-time buyers or investors
- Corner plot position

Viewing

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



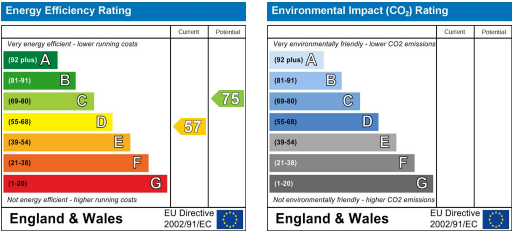
Floor Plan



Area Map



Energy Efficiency Graph



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