

**£320,000**  
**46 Shelford Road**  
Southsea, PO4 8NT

THREE BEDROOM HOME WITH LARGE GARDEN! A lovely example of a traditional bay and forecourt home which can be found along Shelford Road, a highly popular residential locations with its close proximity to well-regarded schools. The accommodation has been thoughtfully modernised by the current owners and is presented to the market in excellent condition, offering well-proportioned rooms throughout. Upon entering, there is an entrance hall with downstairs cloakroom, living room, separate dining room and additional reception room which leads through to the lovely modern kitchen with integral appliances. The first floor benefits from a modern bathroom suite and three generously sized bedrooms. To the rear of the property lies a generous, well-maintained lawned garden, complete with convenient side pedestrian access. Gas central heating and double glazing complete the home, which we believe would make an excellent family residence. Viewings can be arranged by contacting the Southsea branch on Marmion Road.





**FORECOURT** Wooden door to:-

**HALLWAY** Tiled floor, storage cupboard, radiator, stairs to first floor landing.

**CLOAKROOM** Concealed WC with hand basin above, tiled flooring.

**LIVING ROOM** 13' 5" into bay x 11' 6" (4.10m x 3.53m) Double glazed bay window to front elevation, exposed floorboards, radiator, electric feature fireplace, period style coving.

**DINING ROOM** 12' 7" x 8' 5" (3.84m x 2.59m) Double glazed double doors to garden, solid wood flooring, radiator.

**RECEPTION ROOM** 9' 4" x 8' 0" (2.85m x 2.45m) Double glazed window to rear elevation, solid wood flooring, radiator, opening to:-

**KITCHEN** 10' 11" x 8' 6" (3.34m x 2.61m) Lovely modern kitchen comprising a range of wall and base level units incorporating corner edge work surfaces, one and a half bowl sink with mixer tap, electric 'BOSCH' oven with gas hob above, integral appliances including; fridge/freezer, dishwasher and washing machine. Tiled flooring, dual aspect double glazed windows, double glazed door to garden, skylight window.

**LANDING** Doors to all rooms, loft hatch.

**BATHROOM** 5' 6" x 4' 11" (1.68m x 1.51m) Panel enclosed bath with electric shower unit over, concealed WC, wall mounted hand basin with mixer tap, tiled to principal areas and tiled flooring, double glazed obscure window to front elevation.

**BEDROOM ONE** 11' 4" x 13' 5" (3.46m x 4.10m) Double glazed window to front elevation, carpet throughout, radiator.

**BEDROOM TWO** 10' 9" x 9' 8" (3.29m x 2.96m) Double glazed window to rear elevation, carpet throughout, radiator, built-in wardrobe.

**BEDROOM THREE** 8' 10" x 8' 11" (2.71m x 2.72m) Double glazed window to rear elevation, carpet throughout, radiator, built-in cupboard housing wall mounted combination boiler.

**GARDEN** Laid to lawn with two paved areas, wooden shed, shrub borders, enclosed by brick walls and wooden fencing, side pedestrian access.

GROUND FLOOR

FIRST 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 C

**VIEWINGS**  
By prior appointment only

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

**Jeffries  
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