



£255,000
76 Shearer Road
Portsmouth, PO1 5LP

PROPERTY SUMMARY

NO FORWARD CHAIN! Jeffries & Dibbens are delighted to offer for sale this three double bedroom, terraced property located in Shearer Road, Fratton. Accommodation comprises a 22ft modern-fitted kitchen/dining room and a 15ft reception room. The first floor consists of three bedrooms and a modern-fitted bathroom. Additional benefits included gas central heating and a fully-enclosed 31ft paved garden. To appreciate all that is on offer, please contact Jeffries & Dibbens Portsmouth today! 02392 661 662.





OBSCURE PVC SINGLE GLAZED FRONT DOOR

HALLWAY Mains, radiator, stairs to first floor, doors to reception room and kitchen/diner, door to garden.

RECEPTION ROOM 15' 3" into bay x 10' 2" (4.65m x 3.1m) PVC double glazed bay window to front aspect, radiator.

KITCHEN/DINER 22' 3" x 10' 11" into bay (6.78m x 3.33m) PVC double glazed bay window to side aspect, PVC double glazed door to side aspect, PVC double glazed window to rear aspect, radiator, range of wall and base units, roll top work surfaces, wall mounted combination boiler, plumbing for washing machine, electric hob, fitted oven, overhead extractor fan, stainless steel sink with mixer tap and drainer unit, tiled to principal areas.

FIRST FLOOR LANDING Doors to all rooms, loft hatch.

BEDROOM ONE 13' 5" x 12' into recess (4.09m x 3.66m) PVC double glazed window to front aspect, radiator.

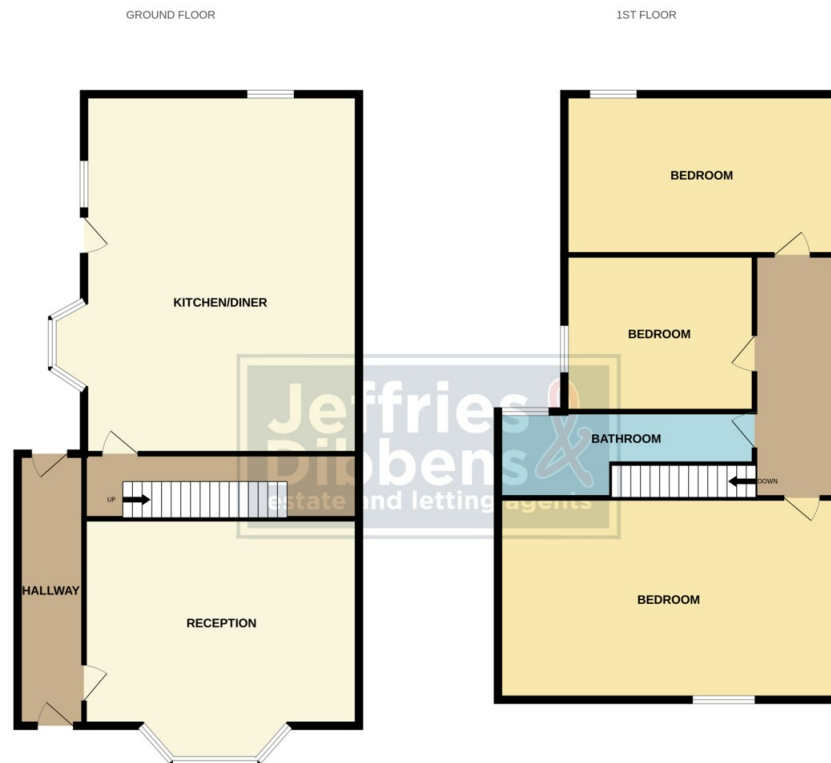
BEDROOM TWO 11' 7" x 7' (3.53m x 2.13m) PVC double glazed window to side aspect, radiator.

BEDROOM THREE 9' 11" x 10' 5" (3.02m x 3.18m) PVC double glazed window to rear aspect, radiator.

BATHROOM Obscure PVC double glazed window to rear aspect, vanity unit, close coupled WC, bath with shower over, tiled to principal areas, heated towel rail.

REAR GARDEN 31' (9.45m) Mainly laid to concrete, flower bed.





Whilst every effort 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 misstatement. 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		
69-80	C	72 C	78 C
55-68	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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