



£254,000
50 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 20ft modern-fitted kitchen/dining room, a 14ft reception room, a W.C and a utility area. The first floor consists of three double bedrooms and a fitted shower room. Additional benefits included gas central heating, double glazing throughout and a fully-enclosed, paved garden. To appreciate all that is on offer, please contact Jeffries & Dibbens Portsmouth today! 02392 661 662.





OBSCURE PVC DOUBLE GLAZED FRONT DOOR

HALLWAY Radiator, stairs to first floor, obscure PVC double glazed window to front aspect, obscure PVC double glazed back door to garden, door to WC, cupboard housing electric meter, cupboard housing gas meter.

RECEPTION ROOM ONE 14' 2" x 12' 10" (4.32m x 3.91m) PVC double glazed bay window to front aspect, radiator.

KITCHEN/DINER 22' 7" x 9' 11" (6.88m x 3.02m) PVC double glazed windows to rear and side aspect, tiled flooring, radiator, range of wall and base units, quartz and laminate work surfaces, spotlighting, wall mounted combination boiler, plumbing for washing machine, plumbing for dishwasher, integral fridge/freezer, cupboard, range cooker, overhead extractor fan, 1 1/2 bowl stainless steel sink with mixer tap and drainer unit, glass splashback, breakfast bar/island area, PVC double glazed back door to utility area.

WC Close coupled WC, vanity unit.

UTILITY AREA 20' x 3' 5" (6.1m x 1.04m) Obscure door to garden, lantern.

FIRST FLOOR LANDING Doors to bedroom one, bedroom two, bedroom three and bathroom.

BEDROOM ONE 14' x 13' max (4.27m x 3.96m) PVC double glazed window to front aspect, radiator.

BATHROOM Obscure PVC double glazed window to rear aspect, vanity unit, close coupled WC, walk in shower cubicle with rainfall shower, stainless steel heated towel rail, lino flooring.

BEDROOM TWO 10' 3" narrowing to 9' 7" x 9' 11" (3.12m x 3.02m) PVC double glazed window to rear aspect, radiator.

BEDROOM THREE 13' 6" max x 7' 1" (4.11m x 2.16m) PVC double glazed window to side aspect, radiator.

REAR GARDEN Fully enclosed, paved, outside tap.





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		84 B
69-80	C		
55-68	D	65 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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