



85 Shelford Road

, Southsea, PO4 8NU

Offers in excess of £299,995



*****WELL PRESENTED THREE BEDROOM HOME***EXTENDED KITCHEN DINER & TWO RECEPTION ROOMS***LANDSCAPED WEST FACING GARDEN WITH REAR ACCESS***WALKING DISTANCE TO MILTON COMMON, SCHOOLS & LOCAL AMENITIES*****



A beautifully presented three-bedroom mid-terraced home with a distinctive double-bay frontage, landscaped west-facing garden and a fantastic amount of flexible living space. This property has been lovingly maintained and improved by the current owners over many years.

One of the property's standout features is its double-bay and forecourt frontage, a particularly attractive and unusual feature along Shelford Road. From here, you enter a welcoming hallway with useful understairs storage, providing a practical entrance to this well-presented family home.

To the front of the property is a cosy reception room, currently being used as a home study, making it an incredibly versatile space that could equally be used as a lounge, playroom or snug. To the rear is a second reception room, providing a comfortable and sociable living area with direct access through to the extended kitchen/diner.

The modernised kitchen is well equipped with integrated appliances and a useful breakfast bar with seating, creating an excellent space for everyday family life and entertaining. The extended layout provides plenty of room for a dining area, while the rear aspect brings a lovely connection to the garden.

Outside, the property benefits from a beautifully landscaped west-facing rear garden, offering a private and sunny setting for relaxing and entertaining. The garden also benefits from rear access, adding valuable practicality for bringing bikes, gardening equipment and other items in and out.

Upstairs, there are three well-proportioned bedrooms, comprising two generous doubles and a large single. The principal bedroom is particularly appealing, benefiting from the property's attractive bay window, which creates a bright and characterful space. The third bedroom offers excellent flexibility as a child's bedroom, guest room or home office.

The family bathroom is fitted with a shower over the bath, WC and wash hand basin.

The property also offers useful additional storage within the loft, which has been converted to provide a practical storage area and is accessed via paddle stairs from the second bedroom.

Having been beautifully presented throughout, the property has clearly been cared for over the years. The current owners have undertaken a number of improvements, including a new roof this year, alongside previous works to the kitchen roof and the landscaping of the rear garden.

The location is another major benefit, with Milton Common, local schools and everyday amenities all within walking distance, while excellent transport links provide convenient access to the surrounding area and beyond.

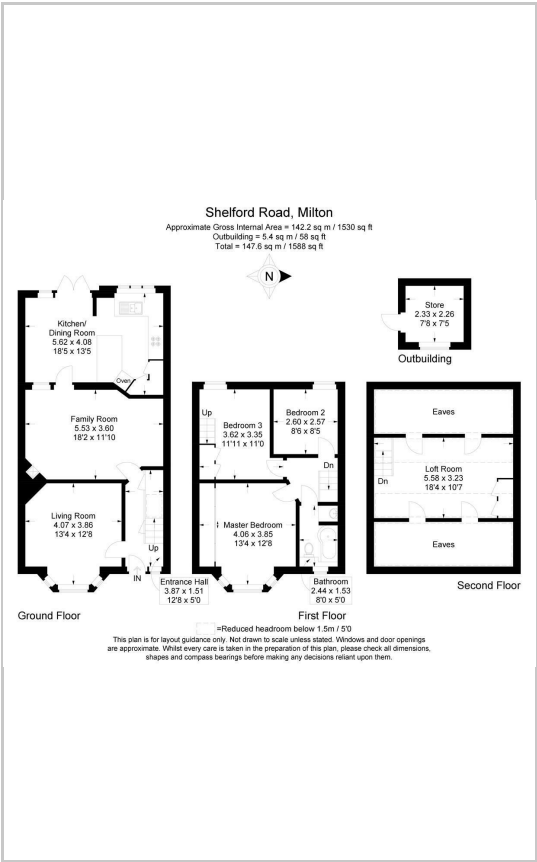
A characterful and well-maintained family home offering three bedrooms, two reception rooms, an extended kitchen/diner, a west-facing garden and a distinctive double-bay frontage — all in a popular and convenient location.

****This property has electric heating throughout.****

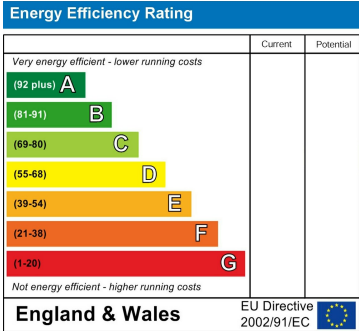
Area Map



Floor Plans



Energy Efficiency Graph



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