



**£225,000**  
**42 Shearer Road**  
Portsmouth, PO1 5LP

## PROPERTY SUMMARY

NO FORWARD CHAIN & THREE DOUBLE BEDROOMS! Jeffries & Dibbens are delighted to offer for sale this three double bedroom, terraced property located in Shearer Road, Fratton. Accommodation comprises two reception rooms, a fitted kitchen, a downstairs W.C and a conservatory to the ground floor. The first floor consists of three double bedroom and an upstairs bathroom. Additional benefits include gas central heating, double glazing throughout and a fully-enclosed, private garden. To appreciate all that is on offer, please contact Jeffries & Dibbens Portsmouth. 02392 661 662





**OBSCURE PVC DOUBLE GLAZED FRONT DOOR**

**HALLWAY** Doors to reception room one and reception room two, stairs to first floor, obscure PVC double glazed back door to garden, cupboard housing gas and electric meters.

**RECEPTION ROOM ONE** 15' 6" into bay x 10' 10" (4.72m x 3.3m) PVC double glazed bay window to front aspect, radiator, feature fireplace, laminate flooring.

**RECEPTION ROOM TWO** 13' 5" into bay x 11' 6" (4.09m x 3.51m) PVC double glazed bay window to side aspect, radiator, open to kitchen.

**KITCHEN** 10' 1" max x 9' 11" max (3.07m x 3.02m) Obscure PVC double glazed back door to conservatory, PVC double glazed window to rear aspect, breakfast bar, stainless steel sink with mixer tap and drainer unit, integral oven, range of wall and base units, space for fridge/freezer, overhead extractor hood, plumbing for washing machine.

**CONSERVATORY** PVC double glazed back door to garden, door to WC.

**WC** Close coupled WC.

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

**BEDROOM ONE** 14' 2" x 12' 11" max (4.32m x 3.94m) PVC double glazed window to front aspect, radiator, fitted storage.

**BEDROOM TWO** 13' 5" x 7' 1" (4.09m x 2.16m) PVC double glazed window to side aspect, radiator.

**BEDROOM THREE** 10' 6" narrowing to 9' 7" x 9' 11" (3.2m x 3.02m) PVC double glazed window to rear aspect, radiator, cupboard housing wall mounted combination boiler.

**BATHROOM** Obscure PVC double glazed window to rear aspect, close coupled WC, tiled to principal areas, vanity unit, bath

**REAR GARDEN** 21' (6.4m) Fully enclosed, paved flooring.



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		85 B
69-80	C		
55-68	D	67 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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