

£1,250 Per Month

Shearer Road, Portsmouth PO1 5LL

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ TWO BEDROOMS
- ❖ FAMILY HOME
- ❖ TWO RECEPTION ROOMS
- ❖ LARGE BATHROOM
- ❖ ENCLOSED REAR GARDEN
- ❖ SPACIOUS KITCHEN
- ❖ AVAILABLE AUGUST
- ❖ BUILT IN STORAGE
- ❖ FRATTON LOCATION
- ❖ CLOSE TO LOCAL AMENITIES

Situated on Shearer Road, this well-presented two-bedroom home offers a great balance of comfort and practicality. The property features a living room, a second reception room ideal as a dining area or additional family space, and a generously sized downstairs bathroom.

Upstairs, you'll find two well-proportioned bedrooms, with built-in storage to maximise space. To

the rear, the enclosed garden provides a private outdoor area, perfect for relaxing or entertaining.

Conveniently located close to local amenities, schools, and transport links, this property is ideal for small families, or professionals looking for a well-connected home.

Don't miss the opportunity to make this lovely property your new home.

Call today to arrange a viewing
02392 728090
www.bernardsea.co.uk





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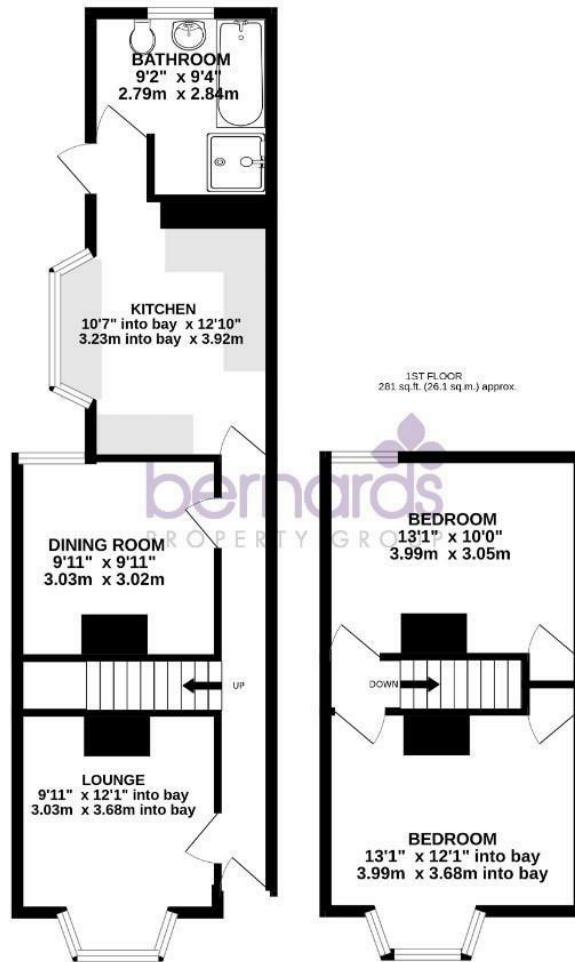
PROPERTY INFORMATION



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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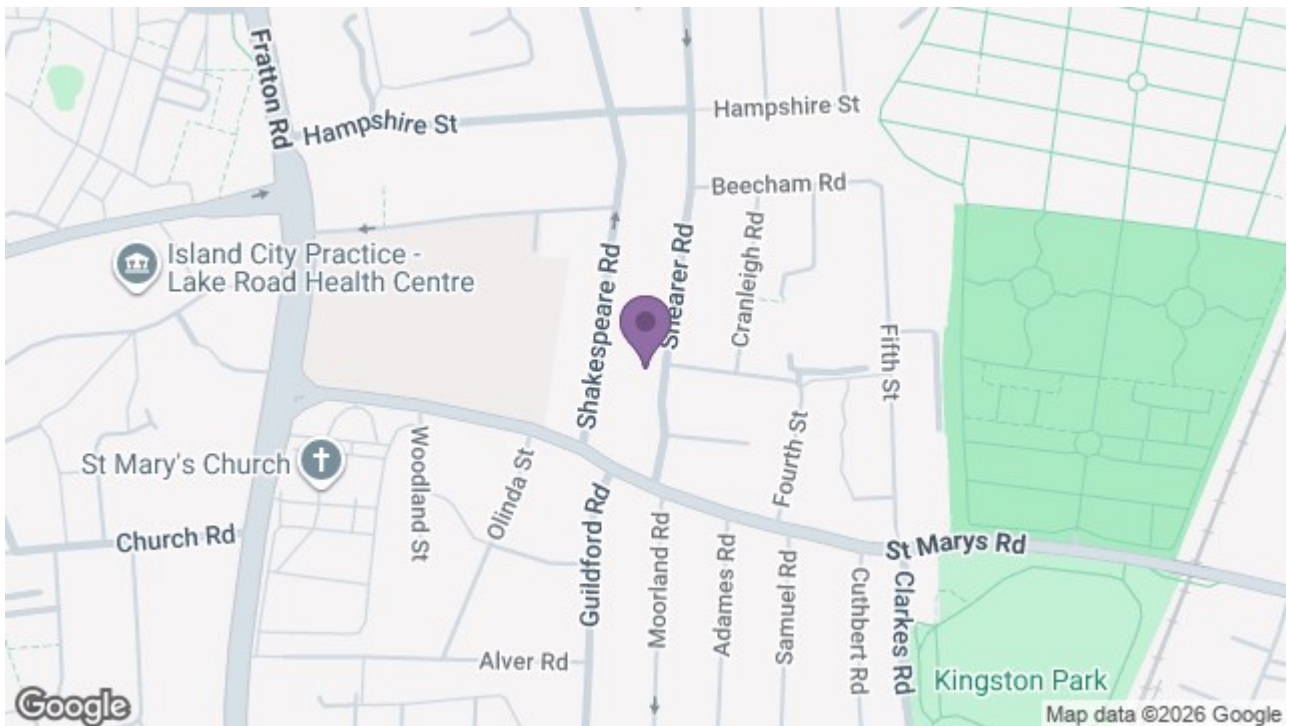
GROUND FLOOR
480 sq.ft. (44.5 sq.m.) approx.



1ST FLOOR
281 sq.ft. (26.1 sq.m.) approx.

TOTAL FLOOR AREA : 760 sq.ft. (70.6 sq.m.) approx.

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 capability or efficiency can be given.
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