

**Price**  
**£190,000**

**Freehold**

2x  1x  2x 

**Shearer Road,  
Portsmouth, Hampshire,  
PO1**

**OVER 60?**

Secure this property  
for up to **59% less!**

**cubitt & west**  
Helping you move forwards





## Main features

- Chain free property
- Sunny aspect low maintenance rear garden
- An excellent opportunity to add value throughout
- Walking distance to Fratton train station
- Great school catchment area and transport links

## Accommodation

### GROUND FLOOR

Entrance Hallway

Lounge: 11'8 x 10'1 (3.56m x 3.08m)

Dining Room: 13'3 x 10'1 (4.04m x 3.08m)

Kitchen: 13'9 x 9'1 (4.19m x 2.77m)

Bathroom

Separate Toilet

### FIRST FLOOR

Landing

Bedroom 1: 13'1 x 11'6 (3.99m x 3.51m)

Bedroom 2: 13'1 x 9'2 (3.99m x 2.80m)

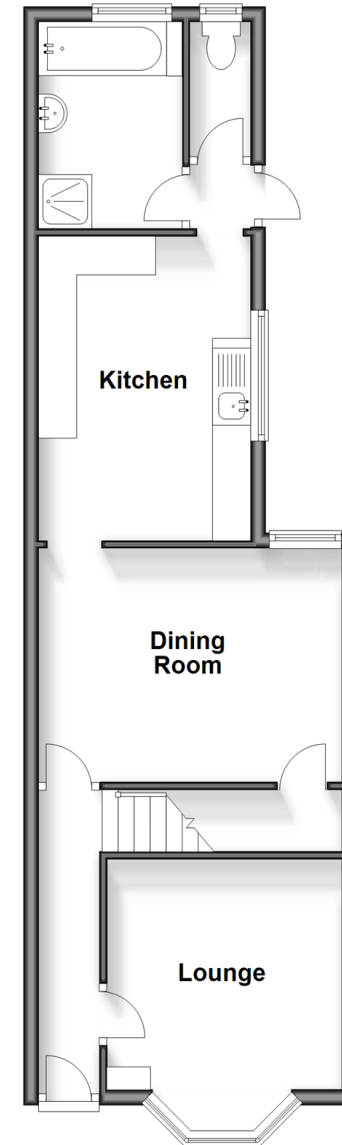
### OUTSIDE

Front Forecourt

Rear Garden

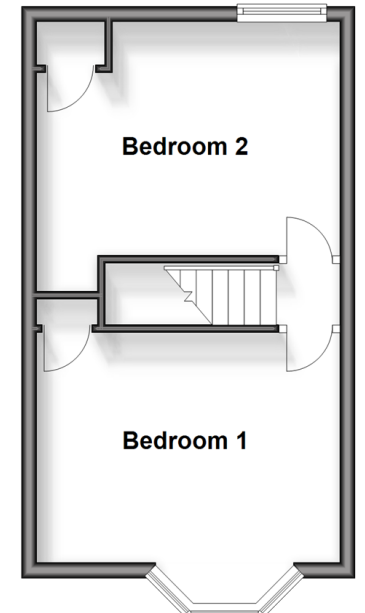
### Ground Floor

Approx. 47.2 sq. metres (507.7 sq. feet)



### First Floor

Approx. 28.2 sq. metres (303.1 sq. feet)



**Call Portsmouth - 023 9266 1213 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)**

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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