



£295,000
5 Shearwater Drive
Portsmouth, PO6 1LN

PROPERTY SUMMARY

Offered to the market with No Forward Chain, we are pleased to present this three bedroom terraced property, situated in a cul-de-sac location on Shearwater Drive, Farlington. The property is conveniently positioned within easy reach of local motorway links and shops, and falls within the catchment areas for Solent and Springfield Schools. The accommodation comprises an entrance hall, a spacious L-shaped lounge/diner, a kitchen, a study and a downstairs WC. Upstairs, you will find three bedrooms and a family bathroom. Externally, the property benefits from front and rear gardens, both of which are mainly laid to lawn and there is also rear access leading to a garage. To arrange your viewing, contact our Drayton office today!





FRONT Front garden mainly laid to lawn with a pathway leading to front door.

ENTRANCE

LOUNGE/DINER 21' 11 max" x 18' 5 max" (6.68m x 5.61m)

KITCHEN 15' 3" x 8' 8" (4.65m x 2.64m)

STUDY 6' 9" x 5' 0" (2.06m x 1.52m)

WC

LANDING

BEDROOM ONE 13' 1" x 9' 7" (3.99m x 2.92m)

BEDROOM TWO 9' 11" x 8' 7" (3.02m x 2.62m)

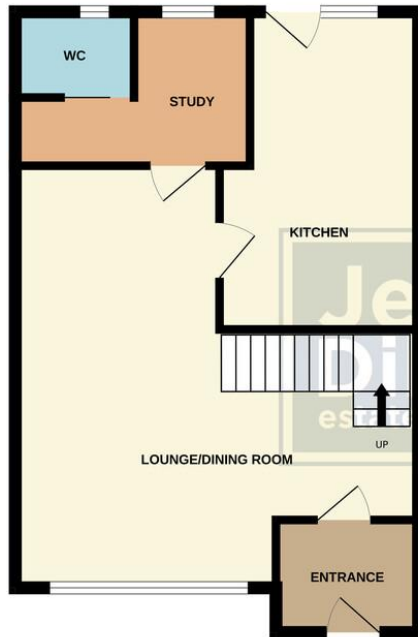
BEDROOM THREE 8' 3 max" x 8' 3 max" (2.51m x 2.51m)

BATHROOM 7' 8" x 5' 3" (2.34m x 1.6m)

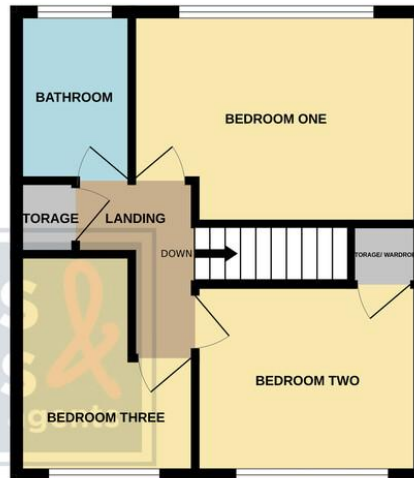
REAR GARDEN Mainly laid to lawn with a patio area, gate providing rear access

GARAGE

GROUND FLOOR



1ST FLOOR



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 C

VIEWINGS
By prior appointment only

EPC TO FOLLOW

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.

**Jeffries
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estate and letting agents

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