



Established 1966

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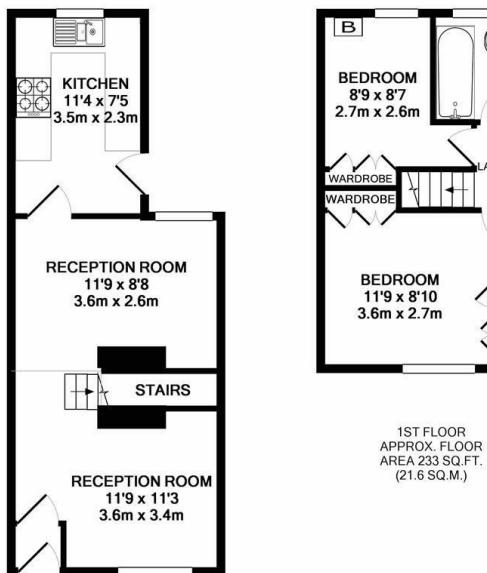


**70 Shakespeare Road**  
Portsmouth, PO1 5LF

**Asking price £220,000**



## Floor Plan



GROUND FLOOR  
APPROX. FLOOR  
AREA 312 SQ.FT.  
(29.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 545 SQ.FT. (50.6 SQ.M.)  
Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Offered for sale with no onward chain, this two bedroom home in Fratton would be ideally suited for first time buyers or those looking for a turnkey property with garden space.

The property has two reception rooms, offering flexibility whether you need separate living and dining areas or a work from home space.

The kitchen is a good size and located to the rear of the ground floor with direct access to the garden, which is well proportioned and nicely presented.

Upstairs, the property has two bedrooms, both of which have plenty of fitted storage, and the family bathroom.

The property further benefits from having had the boiler replaced at the end of 2023. It also has double glazing throughout.

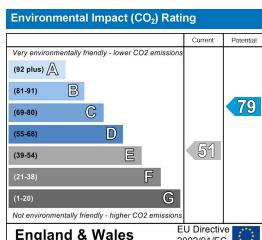
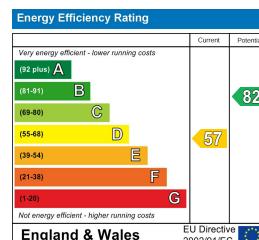
Shakespeare Road is a one-way road situated in Fratton. The property is close to local schooling, shopping and transport routes through the city.

This lovely home is available for viewing by appointment.

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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