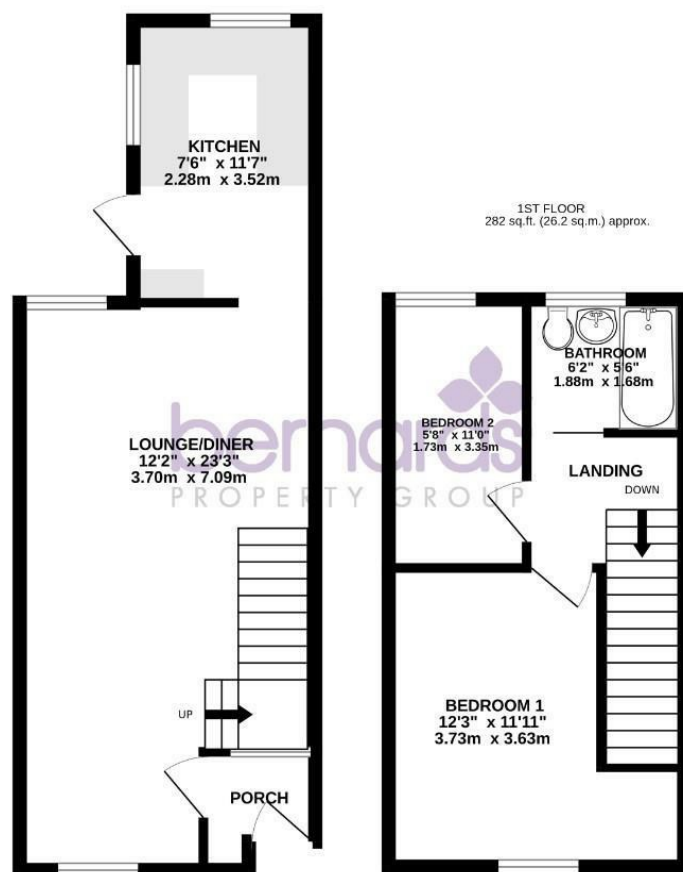
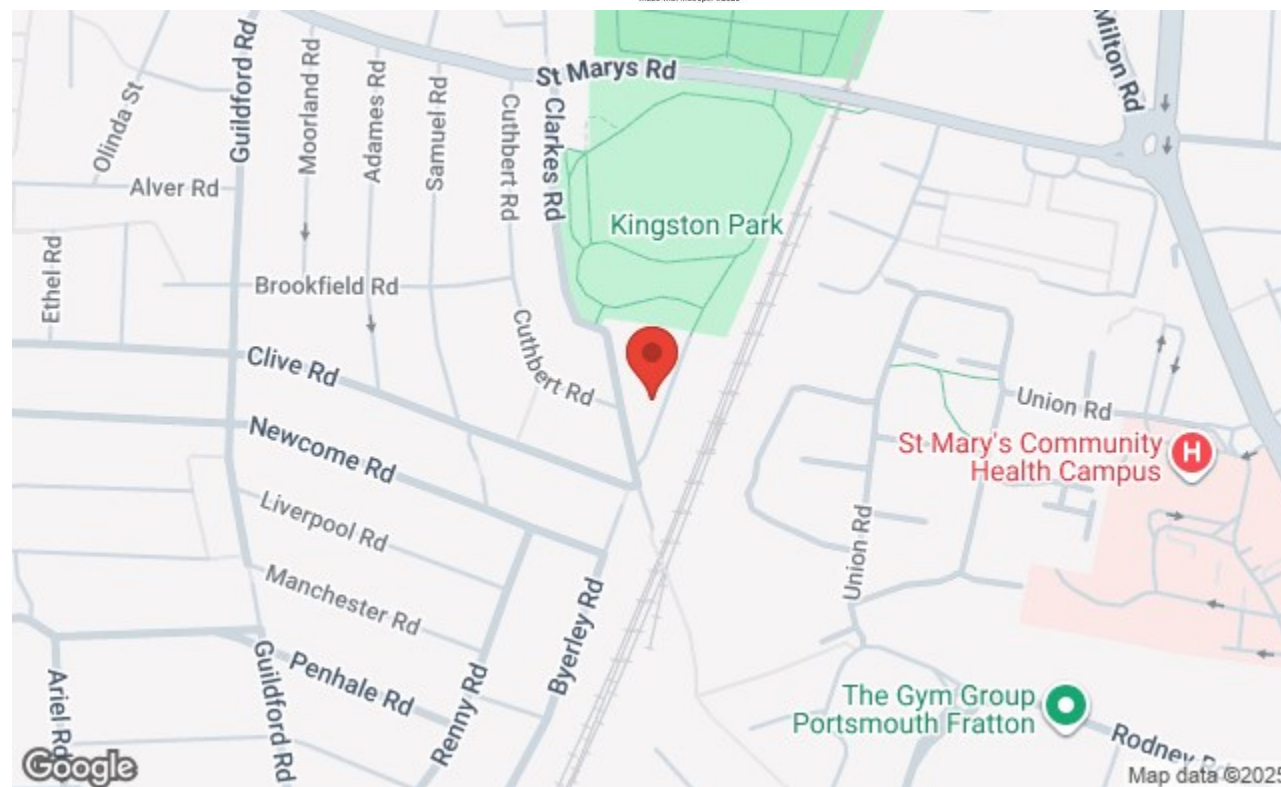


GROUND FLOOR  
366 sq.ft. (34.0 sq.m.) approx.



1ST FLOOR  
282 sq.ft. (26.2 sq.m.) approx.

TOTAL FLOOR AREA: 648 sq.ft. (60.2 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 operability or efficiency can be given.  
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129 London Road, Portsmouth, Hampshire, PO2 9AA  
t: 02392 728090



FOR SALE

Price Guide £190,000

Byerley Road, Portsmouth PO1 5AX

bernards  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ GREAT FIRST TIME BUYER HOME
- ❖ IDEAL INVESTMENT
- ❖ IN NEED OF MODERNISATION
- ❖ PRIVATE TREATY
- ❖ LOUNGE/DINER
- ❖ UPSTAIRS BATHROOM
- ❖ WEST FACING GARDEN
- ❖ LOW MAINTENANCE GARDEN
- ❖ CLOSE TO TRAIN STATION
- ❖ WALKING DISTANCE TO SHOPS

Nestled on Byerley Road, Fratton, Portsmouth, this charming two-bedroom flat-fronted house presents an excellent opportunity for both first-time buyers and savvy investors. The property features a spacious knocked-through lounge diner, creating a welcoming space perfect for entertaining or relaxing after a long day.

Upstairs, you will find two bedroom, providing ample room for rest and personalisation. The bathroom, conveniently located on the same floor, offers practicality for everyday living.

While the house is in need of

modernisation, this presents a unique chance to put your own stamp on the property and create a home that reflects your personal style. With its potential for improvement, this residence is not only a place to live but also a promising investment opportunity in a sought-after location.

Fratton is known for its community spirit and convenient amenities, making it an ideal choice for those looking to settle in a lively neighbourhood. This property is a blank canvas waiting for your vision, so do not miss out on the chance to transform it into your dream home.

Call today to arrange a viewing  
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# PROPERTY INFORMATION

**LOUNGE/DINER**  
12'1" x 23'3" (3.70 x 7.09)

**KITCHEN**  
11'6" x 7'5" (3.52 x 2.28)

**BEDROOM ONE**  
12'2" x 11'10" (3.73 x 3.63)

**BEDROOM TWO**  
12'2" x 11'10" (3.73 x 3.63)

**BATHROOM**  
6'2" x 5'6" (1.88 x 1.68)

**MORTGAGE ADVISOR**  
We offer financial services here at Bernards. If you would like to review your current Agreement In Principle or are yet to source a lender, we have a number of experienced Financial Advisors who will be happy to help.

**OFFER CHECK PROCEDURE**  
If you are considering making an offer for this or any other property Bernards Estate Agents are marketing, please make contact with your local office so we can verify/check your financial/Mortgage situation.

**PORTSMOUTH COUNCIL TAX**  
The local authority is Portsmouth City Council.

BAND : B - £1,696.27

**REMOVAL QUOTE**  
As part of our drive to assist

clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.



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



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