



OFFERS IN EXCESS OF
£190,000
83 Byerley Road
Portsmouth, PO1 5AY

PROPERTY SUMMARY

Offered with NO FORWARD CHAIN this two bedroom, terraced house located in Byerley Road, Fratton is available for sale. Accommodation comprises two reception rooms, a fitted kitchen and shower room on the ground floor. The property offers gas central heating, full double glazing and a fully enclosed garden. This property is ideally suited to both first time buyers and investors so please contact our Portsmouth office for more information. 023 92 661 662.





PVC DOUBLE GLAZED FRONT DOOR Leading to hallway.

HALLWAY Laminate wooden flooring, double radiator, door to reception room one, stairs to first floor, door to reception room two.

RECEPTION ROOM ONE 10' 4" x 9' 3" (3.15m x 2.82m) PVC double glazed window to front aspect, meter cupboard, laminate wooden flooring.

RECEPTION ROOM TWO 12' 3" x 10' 5" (3.73m x 3.18m) Double glazed door to garden, double radiator, under stairs storage cupboard, laminate wooden flooring.

KITCHEN 8' 7" x 7' 11" (2.62m x 2.41m) PVC double glazed window to side aspect, range of wall and base units, roll top work surfaces, stainless steel mixer tap and drainer unit, wall mounted combination boiler, electric oven and hob with extractor hood over, plumbing for washing machine, tiled splash back.

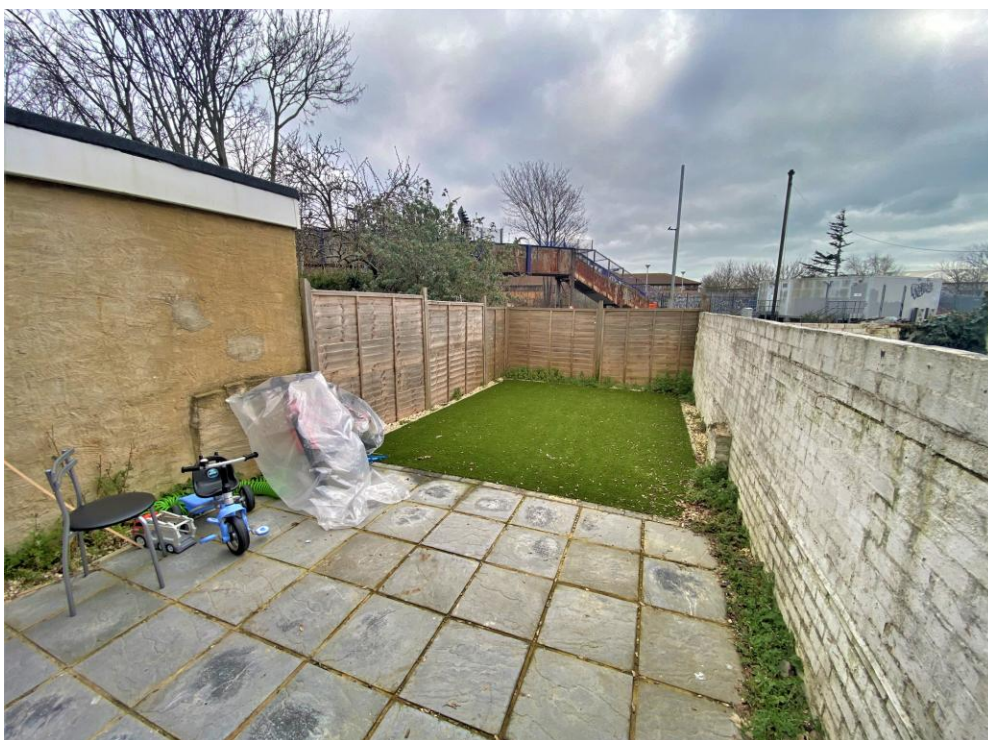
SHOWER ROOM Obscure PVC double glazed window to rear aspect, walk in shower cubicle, close coupled WC.

FIRST FLOOR LANDING Loft hatch, door to bedroom one and two.

BEDROOM ONE 12' 3" x 10' 5" (3.73m x 3.18m) PVC double glazed window to front aspect, double radiator, laminate wooden flooring.

BEDROOM TWO 12' 2" x 10' 9" (3.71m x 3.28m) PVC double glazed window to rear aspect, laminate wooden flooring.

REAR GARDEN 27' x 13' (8.23m x 3.96m) Fully enclosed, laid to artificial grass, paved area, outside tap.





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. Made with Metreplus ©2023

LOCAL AUTHORITY
Portsmouth City Council

TENURE
Freehold

COUNCIL TAX BAND
Band B

VIEWINGS
By prior appointment only

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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



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