



£210,000
66 Byerley Road
Portsmouth, PO1 5AY

PROPERTY SUMMARY

NO ONWARD CHAIN! Jeffries & Dibbens are delighted to offer for sale this two double bedroom, terraced property located in Byerley Road, Fratton. Accommodation comprises two double bedrooms, two reception rooms, a 17ft fitted kitchen and a spacious family bathroom. Additional benefits include gas central heating, double glazing throughout and a fully-enclosed, paved garden with a shed to the rear. To appreciate all that is on offer, please contact Jeffries & Dibbens Portsmouth today! 02392 661 662





OBSCURE PVC DOUBLE GLAZED FRONT DOOR

HALLWAY Obscure door to reception room one.

RECEPTION ROOM ONE 12' 3" max x 10' 2" max (3.73m x 3.1m) PVC double glazed window to front aspect, double radiator, open to reception room two, under stairs storage cupboard.

RECEPTION ROOM TWO 12' 3" x 9' 10" (3.73m x 3m) PVC double glazed window to rear aspect, double radiator, open brick fireplace, door to kitchen.

KITCHEN 17' 10" x 7' 4" (5.44m x 2.24m) PVC double glazed window to side aspect, obscure PVC double glazed back door to garden, wall mounted combination boiler, tiled splash back, fitted oven, overhead extractor fan, stainless steel sink with mixer tap and drainer unit, plumbing for washing machine, tiled flooring, double radiator, breakfast bar, space for fridge/freezer, door to lobby.

LOBBY Tiled flooring, door to bathroom, cupboard.

BATHROOM 9' 6" x 7' 11" (2.9m x 2.41m) Obscure PVC double glazed windows to side and rear aspect, low level WC, double radiator, extractor fan, vanity unit, bath with shower, cupboard, tiled to principal areas, glass tiles.

FIRST FLOOR LANDING Doors to bedroom one and bedroom two, inspection hatch to loft.

BEDROOM ONE 12' 2" max x 9' 11" max (3.71m x 3.02m) PVC double glazed window to front aspect, double radiator, built in cupboard.

BEDROOM TWO 12' 2" max x 9' 11" (3.71m x 3.02m) PVC double glazed window to rear aspect, radiator, storage

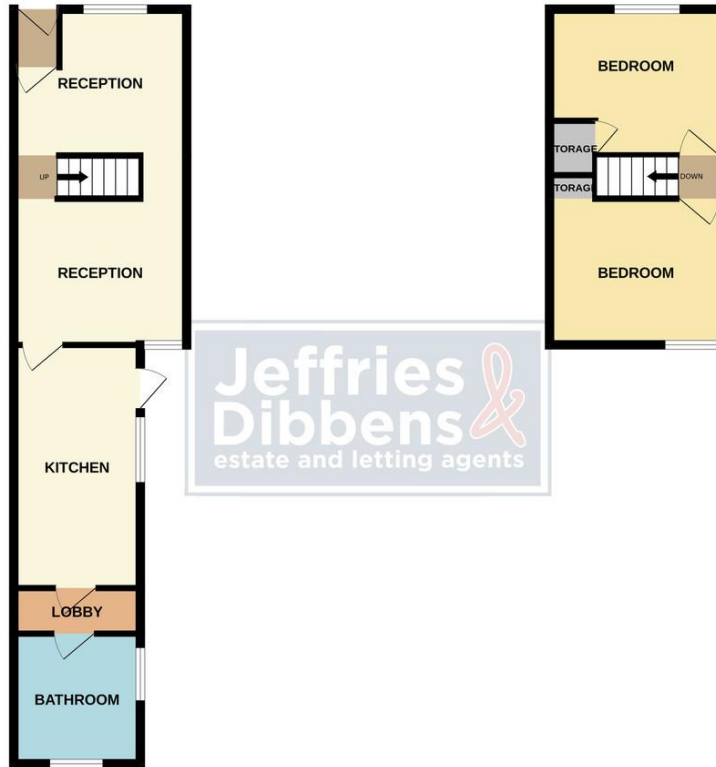
REAR GARDEN Fully enclosed, mainly laid to paving, outside tap, brick built shed.

BRICK BUILT SHED 11' 11" x 3' 3" (3.63m x 0.99m)



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 B

VIEWINGS
By prior appointment only

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 86 B |
| 69-80 | C | | |
| 55-68 | D | 68 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.

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 Dibbens &
estate and letting agents

OFFICE ADDRESS
112/114 London Road,
Portsmouth, Hampshire, PO2
0LZ

CONTACT
023 9266 1662
portsmouth@jeffries.co.uk
www.jdea.co.uk