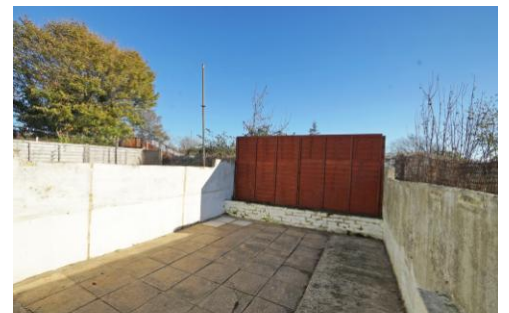




Byerley Road

Fratton, Portsmouth, PO1 5AY

Two Bedroom Unfurnished House

RENT

£1,250 pcm

Property Features

- Two Double Bedrooms
- Freshly Decorated Throughout
- Large Roof Terrace
- Gas Central Heating
- Available Now
- Two Reception Rooms
- New Carpet to Stairs and Bedroom
- Fitted Kitchen with Hob and Oven
- Double Glazing Throughout
- Popular Location

OVERVIEW

This two bedroom unfurnished house is available now for let. It has been freshly painted throughout and is ready to move into.

Situated in Byerley Road in Fratton, a well-placed residential street in the heart of Fratton, offering convenience for commuters and families alike. Just a short walk from Fratton Station and the local high street, the area provides easy access to shops, schools, parks, and everyday amenities.

ROOM MEASUREMENTS

Entrance Lobby

Lounge - 3.73m x 3.18m (12' 2" x 10' 5")

Central Stairs to First Floor

2nd Reception - 3.67m x 3.11m (12' 0" x 10' 2")

Fitted Kitchen - 4.0m x 2.31m (13' 1" x 7' 6")

Inner Lobby

Ground Floor Bathroom - 2.04m x 2.38m (6' 8" x 7' 9")

Rear Bedroom - 3.69m x 3.16m (12' 1" x 10' 4")

Front Bedroom - 3.19m x 3.72m (10' 5" x 12' 2")

Roof Terrace - 2.57m x 6.57m (8' 5" x 21' 6")

Rear Garden

On Road Parking

PROPERTY DESCRIPTION

This two bedroom/two reception room house has been freshly decorated in white throughout and has new carpets to the stairs and bedrooms.

From the front door you enter into a small entrance lobby which leads into the lounge. Both the reception rooms have laminate flooring with the stairs to the first floor being situated between both rooms. The rear reception has a useful under stair storage cupboard and there is a decorative glass partition wall, with opening leading through to the kitchen.



The kitchen is fitted with a range of wall and floor cupboards and has built in ceramic hob and electric oven plus space for the usual appliances. There is a tiled floor and large window providing lots of natural light.

From the rear lobby there is a back door that leads into the rear garden and a door leading to the ground floor bathroom. The bathroom is fitted with white sanitary ware to include new wash hand basin, WC and bath with mixer tap and shower attachment. There is a tiled floor and tiled surrounds to sink and bath as well as a heated towel rail.

Upstairs there are two double bedrooms, one with laminate flooring and one with carpet. The rear bedroom has double glazed patio doors leading out onto the lovely roof terrace which has had new promenade tiles and is a great place to relax and enjoy the sunshine.

To the rear of the property there is an enclosed rear garden laid to paving with fence and wall surrounds.

MATERIAL INFORMATION

- *Rental Price – £1250.00 pcm
- *Holding Deposit – One Weeks Rent (£)288.46
- *Security Deposit – Five Weeks Rent (£) 1442.30
- *Length of Tenancy – 12 months minimum term
- *Council Tax Band - B - Portsmouth City Council
- *Property Construction – Brick and Block
- *Electricity Supply – Mains Electric
- *Water and Sewerage – Mains
- *Heating – Gas Central Heating
- *Broadband – Fibre to cabinet
- *Mobile Signal – ADSL Fibre Checker (openreach.com)
- *Parking – On Road Parking
- *Flooding - Refer to (GOV.UK (check-long-term-flood-risk.)

All measurements quoted are approximate and are for general guidance only. The fixtures and fittings, services and appliances have not been tested and therefore no guarantee can be given that they are in working order. These particulars are believed to be correct, but their accuracy is not guaranteed and therefore they do not constitute an offer or contract.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		