

Jeffries
Dibbens &
FOR SALE
EST. 1854

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£165,000
25 Byerley Road
Portsmouth, PO1 5AX



PROPERTY SUMMARY

CASH BUYERS ONLY. Jeffries & Dibbens are pleased to welcome for sale this two double bedroom, mid-terraced property located in Byerley Road, Fratton. The accommodation on offer comprises two reception rooms, an 8ft fitted kitchen, a fitted shower room, plus two bedrooms. Additional benefits include double glazing, gas central heating and an enclosed rear garden. Contact our Portsmouth branch to arrange your viewing, open late! 02392 661 662





OBSCURE PVC DOUBLE GLAZED DOOR TO: -

PORCH Wall mounted cupboard housing gas meter, door to:

RECEPTION ROOM ONE 12' 02" x 9' 10" (3.71m x 3m) PVC double glazed window to front aspect, radiator, wall mounted cupboard housing electric meter, obscure borrowed light window to reception room two, stairs to first floor, door to:-

RECEPTION ROOM TWO 12' 08" maximum x 12' 03" into recess (3.86m x 3.73m) PVC double glazed door to lean-to, under stairs storage space, radiator, door to:-

KITCHEN 8' 09" x 8' 01" (2.67m x 2.46m) PVC double glazed window to side aspect, range of wall and base units, roll top work surfaces, integral electric oven with gas hob over, stainless steel sink and drainer unit with mixer tap, tiled to principle areas, space for fridge/freezer, plumbing for washing machine.

SHOWER ROOM Obscure PVC double glazed window to rear aspect, walk in shower cubicle with mains shower over, pedestal mounted wash basin, tiled walls, low level WC, radiator, obscure PVC double glazed window to side aspect.

LEAN-TO Glazed door to garden, polycarbonate roof.

FIRST FLOOR LANDING Doors to:-

BEDROOM ONE 12' 02" x 9' 09" (3.71m x 2.97m) PVC double glazed window to rear aspect, radiator.

BEDROOM TWO 12' 04" into recess x 9' 11" (3.76m x 3.02m) PVC double glazed window to rear aspect, radiator.

GARDEN Mainly laid to stones, wooden storage shed.





Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of floors, 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 Neatmap 1.0.12

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		90 B
69-80	C		
55-68	D	65 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.



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