



**£205,000**  
**103 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 with Jeffries & Dibbens. Accommodation comprises two reception rooms, a fitted kitchen and a shower room on the ground floor. The property offers gas central heating, double glazing throughout and a fully enclosed, south-easterly facing 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 TO RECEPTION ROOM ONE**

**RECEPTION ROOM ONE** 12' 3" x 10' 5" (3.73m x 3.18m) PVC double glazed window to front aspect, cupboard housing gas and electric meters, radiator, stairs leading to first floor landing, door to reception room two.

**RECEPTION ROOM TWO** 12' 3" x 10' 3" (3.73m x 3.12m) PVC Double glazed window to rear aspect, radiator, door to kitchen.

**KITCHEN** 7' 9" x 7' 8" (2.36m x 2.34m) Obscure PVC double glazed back door to rear garden, PVC double glazed windows to side aspect, tiled to principle areas, range of fitted wall and base units, roll top works surfaces, stainless steel sink with mixer tap and drainer unit, integral oven with gas hob, plumbing for washing machine, door to bathroom.

**BATHROOM** Obscure PVC double glazed window to rear aspect, pedestal wash basin, close coupled WC, stainless steel heated towel rail, bath tiled to principle areas.

**FIRST FLOOR LANDING** Doors to bedroom one and two.

**BEDROOM ONE** 12' 3" x 10' 6" (3.73m x 3.2m) PVC double glazed window to front aspect, radiator.

**BEDROOM TWO** 12' 3" x 10' 6" (3.73m x 3.2m) PVC double glazed window to rear aspect, radiator, built in storage cupboard.

**REAR GARDEN** 26' 7" (8.1m) Fully enclosed, paved.





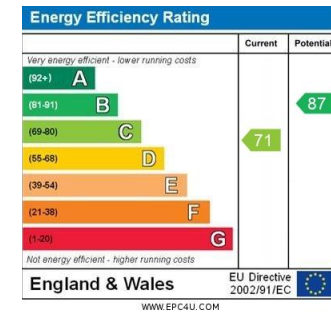
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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



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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