

£249,950
143 Byerley Road
Portsmouth, PO1 5AY

PROPERTY SUMMARY

NO FORWARD CHAIN! Jeffries & Dibbens are delighted to be selected to market this end of terrace style property located in Byerley Road, Fratton. The property comprises three double bedrooms to the first floor including a 13' master in addition to a separate WC. The ground floor boasts a 25' x 13' reception room, a 13' kitchen breakfast room and a fitted bathroom. Further features include double glazing and a courtyard, rear garden with side pedestrian access leading to the gated sideway. Contact our Portsmouth branch today! 023 92 661 662





COMPOSITE FRONT DOOR

HALLWAY Two obscure PVC double glazed window to side aspect, stairs to first floor, under stairs storage cupboard housing consumer unit, door to reception room and kitchen/breakfast room.

RECEPTION ROOM 25' 1" x 13' 2" (7.65m x 4.01m) PVC double glazed window to front aspect, two PVC double glazed window to side aspect, coal effect gas fire with feature surround and hearth, cupboard housing meters.

KITCHEN/BREAKFAST ROOM 13' 8" x 10' 3" (4.17m x 3.12m) Obscure double glazed window to side aspect, PVC double glazed window to rear aspect, range of wall and base units, roll top work surfaces, stainless steel sink and drainer unit, plumbing for washing machine, door to lobby.

LOBBY Door to garden, door to bathroom.

BATHROOM Obscure PVC double glazed window to rear aspect, three piece bathroom suite comprising panel enclosed bath and electric shower over, pedestal basin, close coupled WC, tiled to principal areas.

FIRST FLOOR LANDING Door to all rooms.

BEDROOM ONE 13' 11" x 13' 3" (4.24m x 4.04m) Two PVC double glazed window to front aspect.

BEDROOM TWO 13' 8" x 10' 3" (4.17m x 3.12m) PVC double glazed window to side aspect, cupboard housing boiler.

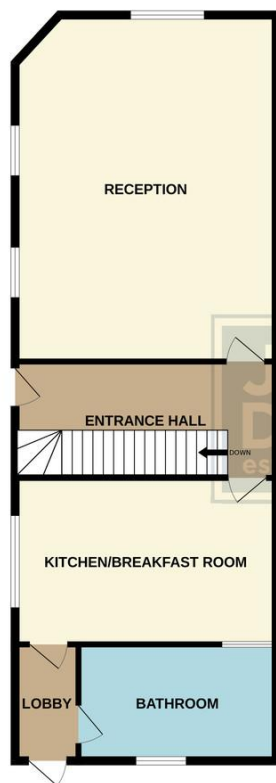
WC Obscure PVC double glazed window to side aspect, low level WC, pedestal basin, tiled splash back, loft access.

BEDROOM THREE 10' 8" x 10' 1" (3.25m x 3.07m) PVC double glazed window to side aspect.

REAR GARDEN Courtyard style, side pedestrian access leading to gated sideway.



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		
69-80	C		79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G	17 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