

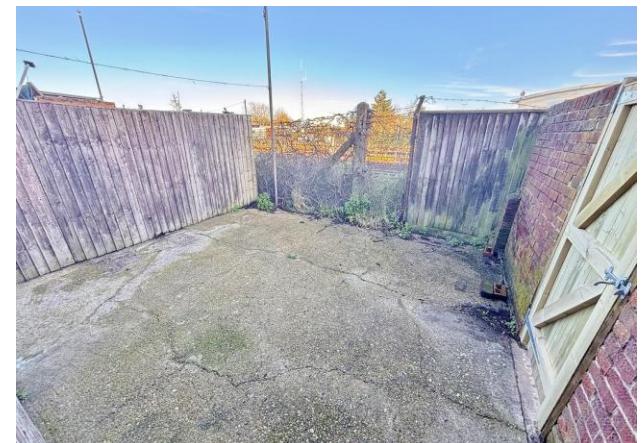


**£249,950**  
**143 Byerley Road**  
Portsmouth, PO1 5AY

## 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

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#### **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.





**Jeffries & Dibbens**  
estate and letting agents

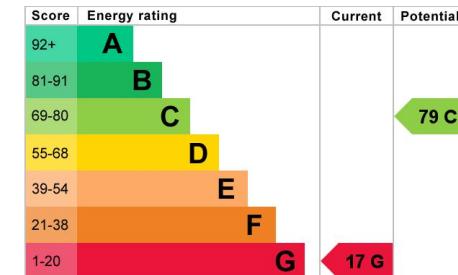
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their condition can therefore 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.

**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.idea.co.uk