SOLD BY
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55 Byerley Road

, Portsmouth, PO1 5AX

Offers in excess of £225,000

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Situated in the ever-popular Fratton area, this well-presented two-bedroom terraced home offers an excellent opportunity for first-time buyers, young professionals or investors looking to secure a property in a convenient and well-connected location. With spacious living accommodation, a practical layout and a private rear garden, this home is ready to move into while still offering potential to make it your own.

As you enter the property, you are welcomed by an entrance hall leading into a cosy yet inviting living room, beautifully enhanced by a charming log burner, creating a warm focal point and the perfect space to relax during the colder months. To the rear of the property, the home opens into a generous open plan dining room, offering an excellent space for entertaining guests, hosting family meals or simply enjoying everyday living. The separate gally kitchen provides ample worktop and cupboard space, making meal preparation both practical and enjoyable. Beyond the kitchen, you'll find the added convenience of a ground floor WC and access to the enclosed rear garden.

The enclosed rear garden has been thoughtfully designed for low-maintenance living, featuring artificial lawn and a patio seating area, making it the perfect space to enjoy summer evenings, entertain family and friends, or simply unwind without the upkeep of a traditional garden.

Upstairs, the property continues to impress with two well-proportioned double bedrooms. The spacious principal bedroom offers plenty of room for freestanding furniture, while the second bedroom is ideal as a guest room, nursery or home office completed with built in storage. On the first floor you will also find a modern family bathroom fitted with a bath, wash basin and WC a rare find within this area.

Located in the heart of Fratton, the property is ideally positioned within easy reach of local shops, cafés, schools and excellent transport links, including Fratton Train Station. Portsmouth city centre, Southsea seafront and the motorway network are all easily accessible, making this an ideal home for commuters and those wanting to enjoy everything the city has to offer.

Whether you're taking your first step onto the property ladder or searching for a home in one of Portsmouth's most convenient locations, this delightful property combines character, practicality and comfort. The addition of the log burner, generous living spaces and low-maintenance garden make it a home that is ready to enjoy from day one.

Offered with an asking price of Offers in Excess of £225,000, this fantastic home is expected to generate strong interest. Early viewing is highly recommended to fully appreciate everything it has to offer.






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NOT COMING IN



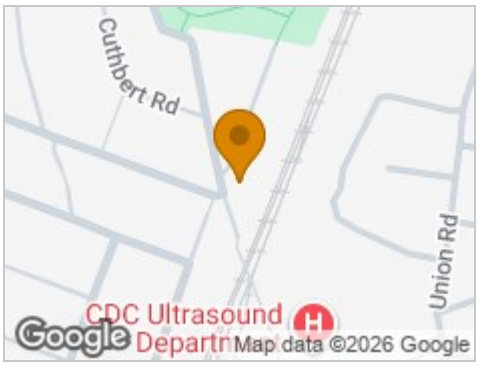



BYERLEY ROAD





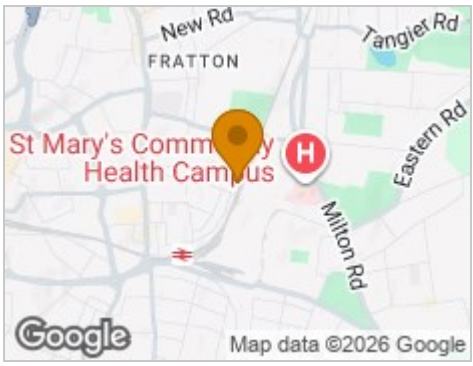
Road Map



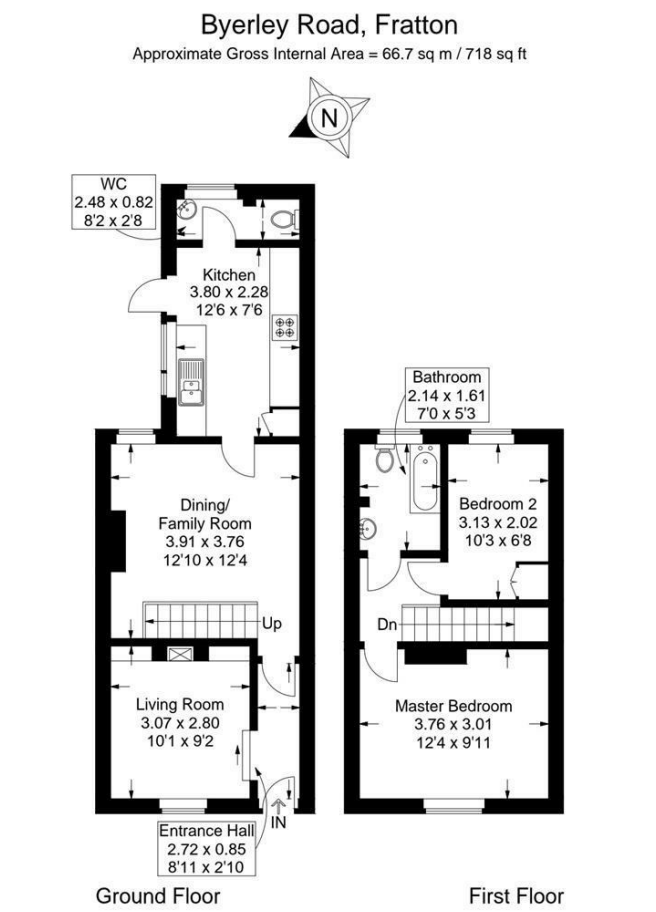
Hybrid Map



Terrain Map



Floor Plan

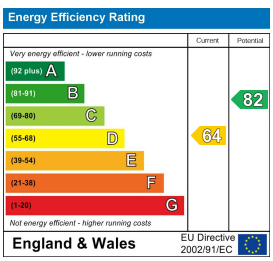


This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Viewing

Please contact our Central Office on 02394 217317 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.