



**PRICE - £189,995**

**26 Byerley Road, Fratton,  
Portsmouth, PO1 5AX.**



- **Two Bedroom, Mid Terrace Property**
- **Ideal First Time Or Investment Purchase**
- **Double Glazed & Gas Centrally Heated**
- **Modern Fitted Family Bathroom Suite**
- **West Facing Rear Garden**
- **Internal Viewing Advised**

Lawson Rose are delighted to bring to the market this beautifully presented two bedroom, mid-terrace property with a Westerly facing garden located in the cul-de-sac, Byerley Road, Fratton. The property offers a large open planned living space, a modern kitchen, modern fitted family bathroom suite, plus two good sized double bedrooms. Additionally, the home is double glazed, gas centrally heated and we believe could make for an ideal first-time or investment purchase. To arrange an internal viewing, please contact the Lawson Rose team today on 02392 367779.

#### **Front Door To:**

##### **Reception Room One**

Double glazed window to front aspect. Cupboard understairs. Radiator. Laminated flooring. Cupboard housing meters.

##### **Reception Room Two**

Double glazed window to rear aspect. Radiator. Stairs to first floor landing. Radiator. Doorway to:

##### **Kitchen**

Double glazed window to side aspect. Range of wall and base units with roll top work surfaces. Stainless steel sink and drainer. Space for fridge/freezer, washing machine and dishwasher. Integrated cooker and hob with extractor fan over. Tiled to principal areas. Loft access for storage. Radiator. Door to:

##### **Lobby**

Double glazed door to garden and door to bathroom.

##### **Bathroom**

Double glazed obscured window to rear aspect. Heated towel rail. Low level w/c. Vanity wash hand basin with unit under. Panel enclosed bath with shower over. Extractor fan. Tiled to principal areas.

##### **Landing**

Doors to bedroom one and two. Access to partly boarded loft.

##### **Bedroom One**

Double glazed window to front aspect. Radiator. Built-in storage cupboard.

##### **Bedroom Two**

Double glazed window to rear aspect. Radiator. Built-in wardrobe.

##### **Garden**

Paved area to front aspect. Mainly laid to lawn. Brick built shed to rear.

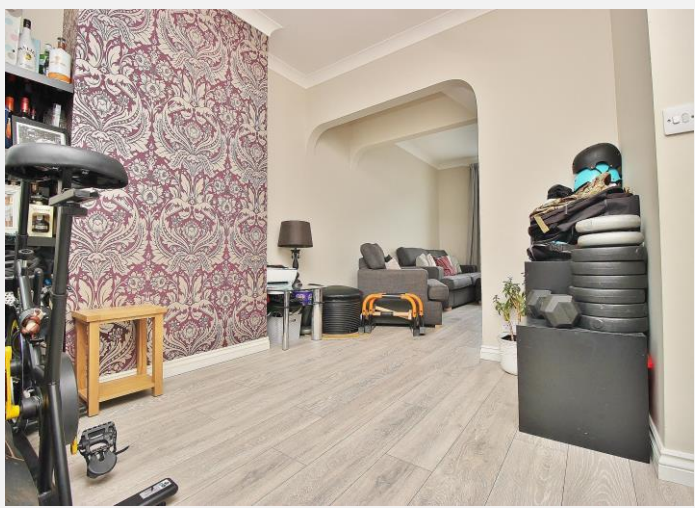
#### **Services**

Gas, water, electricity and mains drainage are available. Please note that none of the services or appliances have been tested by Lawson Rose Estate Agents.

#### **Council Tax**

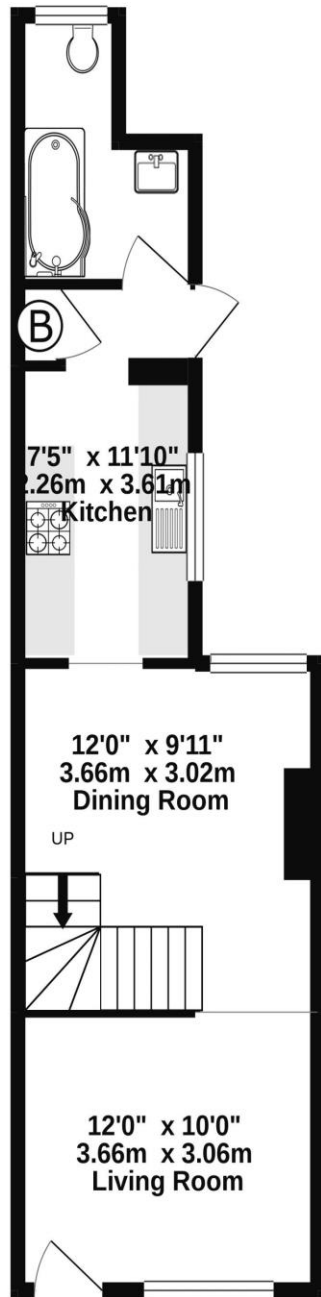
Portsmouth City Council - B (£1,347.82 2020/21).



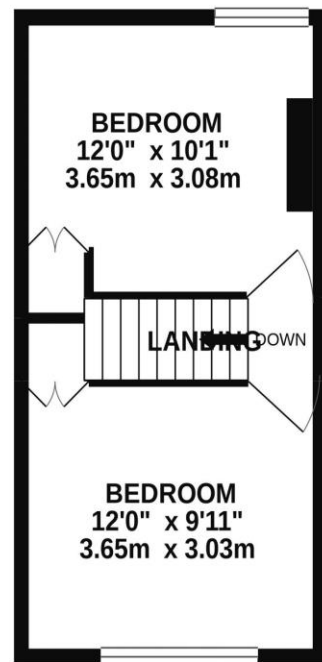


Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C		
55-68	D	65   D	
39-54	E		
21-38	F		
1-20	G		

# 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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