

Offers In Excess Of £200,000

Cyprus Road, Portsmouth PO2 7QA

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ MID TERRACED HOUSE
- ❖ TWO BEDROOMS
- ❖ UPSTAIRS BATHROOM
- ❖ GREAT POTENTIAL
- ❖ NO ONWARD CHAIN
- ❖ GOOD BTL OPPORTUNITY
- ❖ TWO RECEPTION ROOMS
- ❖ PERFECT FIRST TIME PURCHASE
- ❖ CLOSE TO LOCAL TRANSPORT LINKS
- ❖ CALL TO ARRANGE INTERNAL VIEWING

Situated on Cyprus Road, Fratton, this two-bedroom mid-terraced house offers an excellent opportunity for both first-time buyers and investors alike. With no onward chain, the property is ready for a straightforward purchase.

Internally, the accommodation comprises two spacious reception rooms, providing flexible living and dining space, along with a fitted kitchen to the rear. Upstairs, you will find two well-proportioned bedrooms

and a family bathroom.

The property would benefit from some modernisation, making it ideal for buyers looking to add value and personalise their home. It also presents a strong buy-to-let opportunity given its location and layout.

Conveniently positioned close to local amenities, schools, and excellent transport links, making commuting and day-to-day living easy and accessible.

Call today to arrange a viewing  
02392 728090  
[www.bernardsea.co.uk](http://www.bernardsea.co.uk)





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# PROPERTY INFORMATION

## PORCH

**RECEPTION ROOM ONE**  
12'2" x 10'4" (3.71 x 3.16)

**RECEPTION ROOM TWO**  
12'2" x 10'5" (3.71 x 3.20)

**KITCHEN**  
10'1" x 6'9" (3.09 x 2.07)

## GARDEN

### FIRST FLOOR

**BEDROOM ONE**  
12'2" x 10'4" (3.71 x 3.17)

**BEDROOM TWO**  
10'6" x 6'2" (3.21 x 1.88)

**BATHROOM**  
7'4" x 5'8" (2.24 x 1.73)

**Portsmouth Council Tax**  
The local authority is Portsmouth City Council.

**BAND : B**

### Mortgage Advisor

We offer financial services here at Bernards. If you would like to review your current Agreement In Principle or are yet to source a lender, we have a number of experienced Financial Advisors who will be happy to help.

### Conveyancing

Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that we strongly urge you to avoid. A local,

established and experienced conveyance will safeguard your interests and get the job done in a timely manner. Bernards can recommend several local firms of solicitors who have the necessary local knowledge and will provide a personable service. Please ask a member of our sales team for further details.

### Offer Check Procedure

If you are considering making an offer for this or any other property Bernards Estate Agents are marketing, please make contact with your local office so we can verify/check your financial/Mortgage situation.

### Anti-Money Laundering

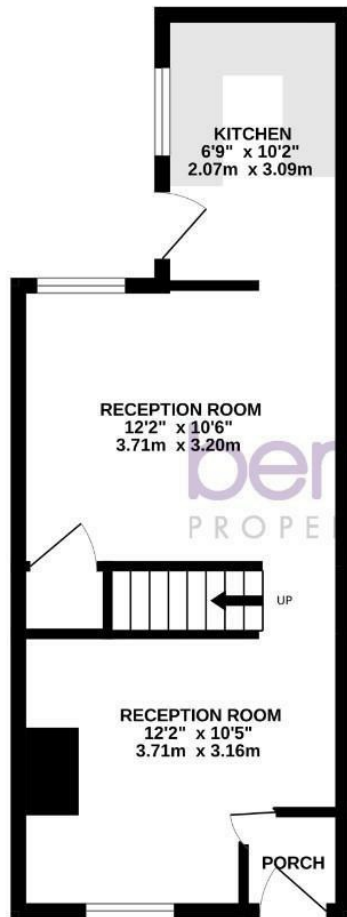
Bernards Estate agents have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you would like to make an offer on this property. Please note the AML check includes taking a copy of the two forms of identification for each purchaser. A proof of address and proof of name document is required. Please note we cannot put forward an offer without the AML check being completed



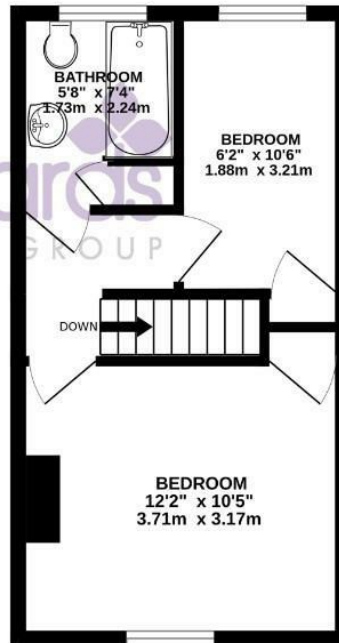
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		86
(81-91)	B		
(69-80)	C		70
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



GROUND FLOOR  
348 sq.ft. (32.3 sq.m.) approx.

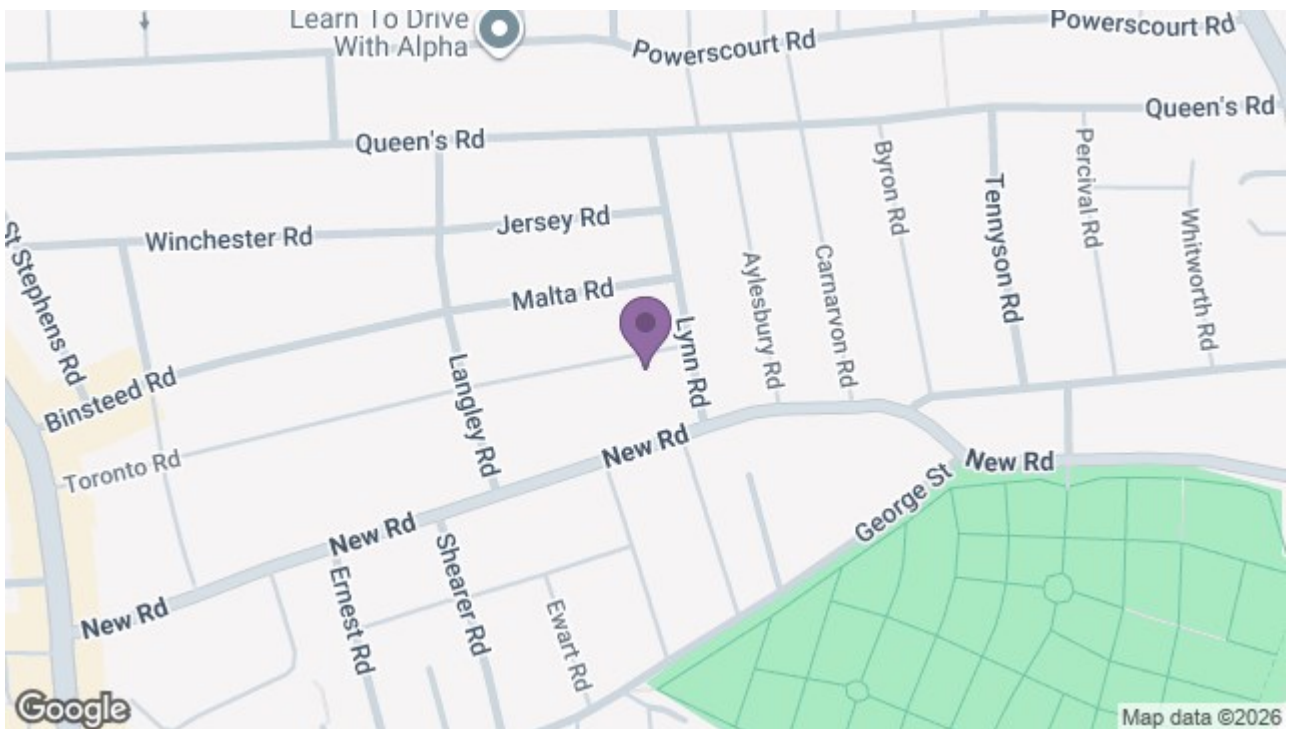


1ST FLOOR  
281 sq.ft. (26.1 sq.m.) approx.



TOTAL FLOOR AREA : 629 sq.ft. (58.4 sq.m.) approx.

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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129 London Road, Portsmouth, Hampshire, PO2 9AA  
t: 02392 728090

