

£315,000
12 Magdalen Road
Portsmouth, PO2 9HS

PROPERTY SUMMARY

Jeffries & Dibbens are delighted to offer for sale this three bedroom, semi-detached property located in Magdalen Road, Hilsea. Ground floor accommodation comprises two spacious reception rooms, a fitted kitchen, a 19ft sun room and a downstairs W.C. The first floor consists of three bedrooms, a family bathroom and access to a loft room. Additional benefits include gas central heating, double glazing and a fully-enclosed, private garden. To appreciate all that is on offer, please contact Jeffries & Dibbens Portsmouth today! 02392 661662





OBSCURE FRONT DOOR

HALLWAY Obscure PVC double glazed windows to front aspect, double radiator, stairs to first floor, under stairs cupboard space, tiled flooring, doors to reception room one, reception room two and kitchen.

RECEPTION ROOM ONE 15' 11" into bay x 10' 7" (4.85m x 3.23m) PVC double glazed bay window to front aspect, radiator.

RECEPTION ROOM TWO 14' 8" x 10' 11" (4.47m x 3.33m) Single glazed window to rear aspect, door to sun room, laminate flooring, feature tiled fireplace, fitted gas heater, radiator.

KITCHEN 11' 5" x 8' 2" (3.48m x 2.49m) Window to rear aspect, range of wall and base units, roll top work surfaces, stainless steel sink with mixer tap and drainer unit, fitted cooker, wall mounted combination boiler, door to larder, tiled flooring, tiled to principal areas, door to sun room.

LARDER Obscure PVC double glazed window to side aspect.

SUN ROOM 19' 4" narrowing to 14' 4" x 11' (5.89m x 3.35m) Obscure PVC double glazed door to garden, obscure PVC double glazed door to side access, tiled flooring, double radiator, plumbing for washing machine, space for tumble dryer, space for fridge/freezer.

WC Obscure PVC double glazed window to rear aspect, pedestal wash basin, folding door to WC housing close coupled WC, tiled to principal areas, spot lighting, extractor fan.

FIRST FLOOR LANDING Doors to bedroom one, bedroom two, bedroom three and bathroom, door to loft room, PVC double glazed window to side aspect.

BEDROOM ONE 15' 11" into bay x 10' 7" (4.85m x 3.23m) PVC double glazed bay window to front aspect, radiator, laminate flooring, fitted wardrobes.

BEDROOM TWO 14' 1" x 11' 7" max (4.29m x 3.53m) PVC double glazed window to rear aspect, radiator, fitted wardrobes.

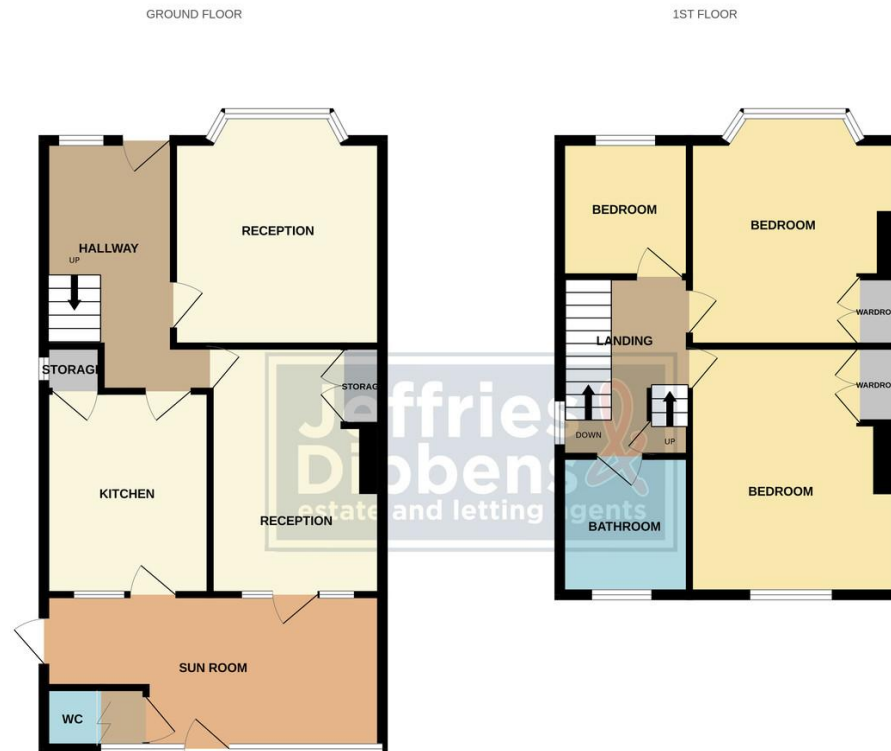
BEDROOM THREE 9' 5" x 7' 9" (2.87m x 2.36m) PVC double glazed window to front aspect, radiator.

BATHROOM Obscure PVC double glazed window to rear aspect, stainless steel heated towel rail, tiled flooring, tiled throughout, vanity unit, tiled enclosed bath with shower, WC.

LOFT ROOM 14' 2" x 12' 6" (4.32m x 3.81m) Velux window to rear aspect, eave storage, wall mounted electric heater, radiator.

REAR GARDEN 34' (10.36m) Fully enclosed, outside tap, two metal sheds.





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.
Made with Metropix CS2025

LOCAL AUTHORITY
Portsmouth City Council

TENURE
Freehold

COUNCIL TAX BAND
Band C

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	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