



OFFERS IN EXCESS OF

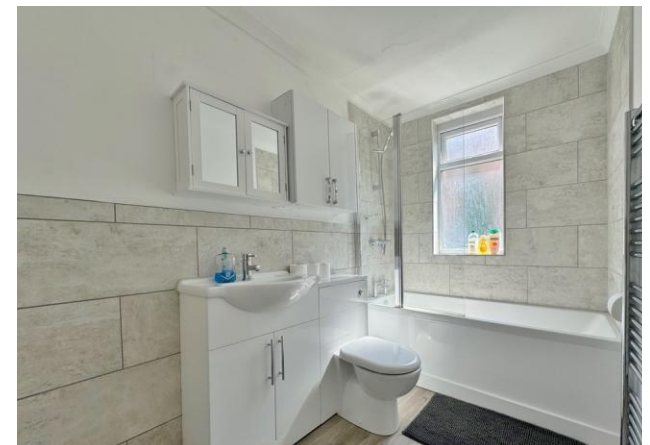
£230,000

2 Magdala Road

Cosham, PO6 2QG

PROPERTY SUMMARY

Offered with NO FORWARD CHAIN, we're pleased to present to the market this three bedroom house located in Magdala Road, Cosham. The property is spread over three floors and consists of a lounge, a good size kitchen, modern family bathroom and three bedrooms of which the master bedroom boasts ensuite facilities. Other benefits include gas central heating, double glazing and a rear garden. To arrange your viewing contact our Drayton Office today!





FRONT Courtyard front garden, leading to front door.

LOUNGE 11' 2" x 10' 2" (3.4m x 3.1m)

KITCHEN 12' 2" x 11' 10" (3.71m x 3.61m)

INNER HALLWAY Door to rear garden, stairs to first floor.

FIRST FLOOR LANDING

BATHROOM

BEDROOM TWO 12' 6" x 10' 6" (3.81m x 3.2m)

BEDROOM THREE 10' 6" x 6' 7" (3.2m x 2.01m)

SECOND FLOOR LANDING

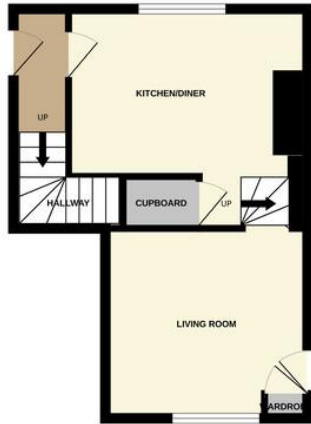
BEDROOM ONE 12' 10 max" x 11' 10 max" (3.91m x 3.61m)

ENSUITE

REAR GARDEN



GROUND FLOOR



1ST FLOOR



2ND 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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LOCAL AUTHORITY
Portsmouth City Council

TENURE
Freehold

COUNCIL TAX BAND
Band B

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	65 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
Dibbensen**
estate and letting agents

OFFICE ADDRESS
196 Havant Road, Drayton,
Portsmouth, Hampshire,
PO6 2EH

CONTACT
023 9237 3341
drayton@jeffries.co.uk
www.jdea.co.uk