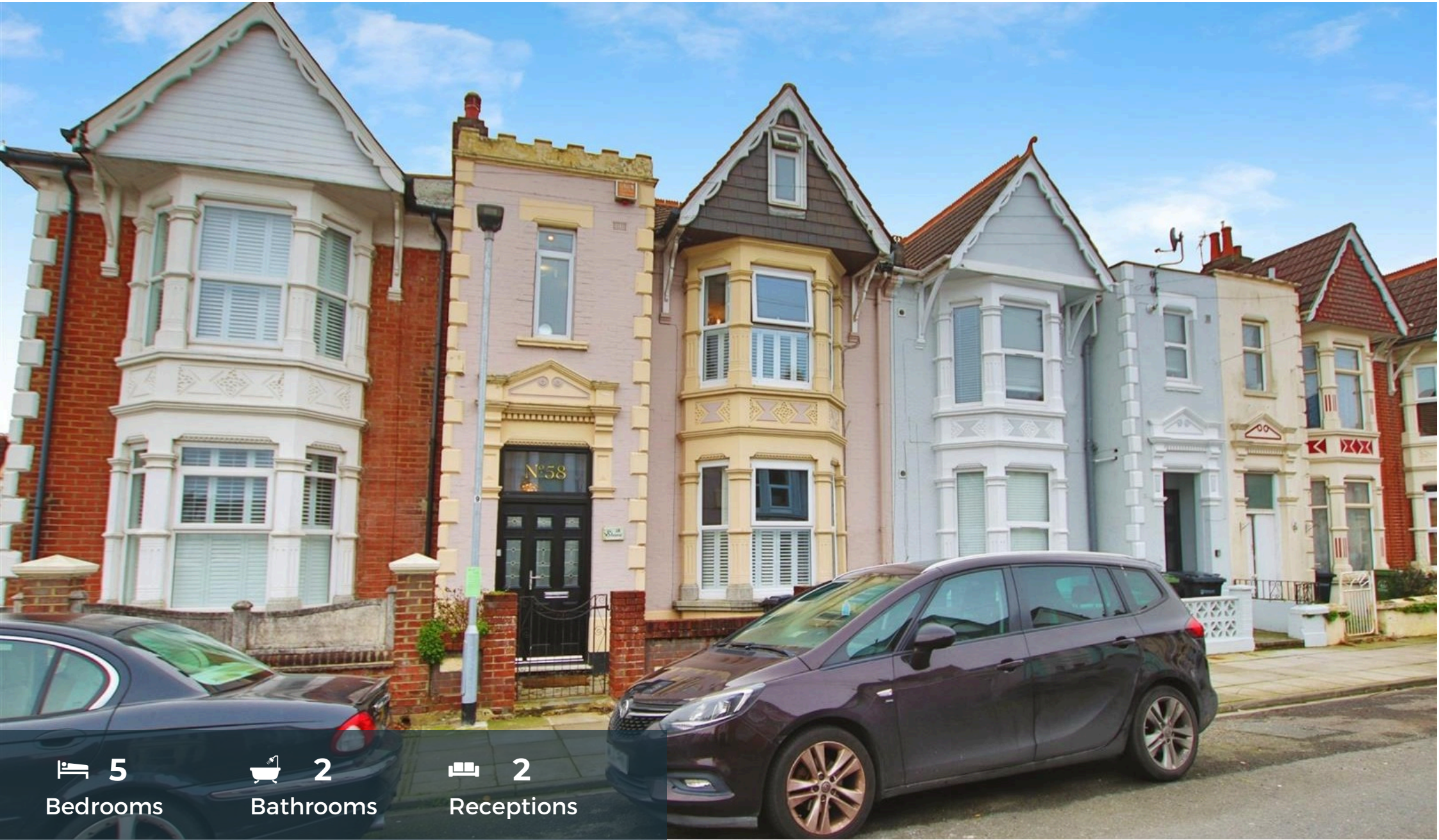




Offers over £435,000  
Montague Road, Portsmouth



5

Bedrooms



2

Bathrooms



2

Receptions



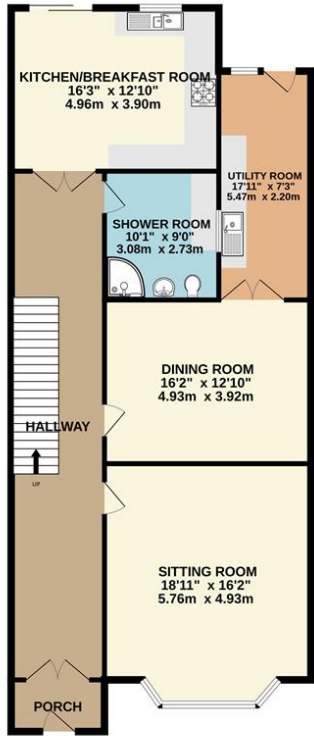




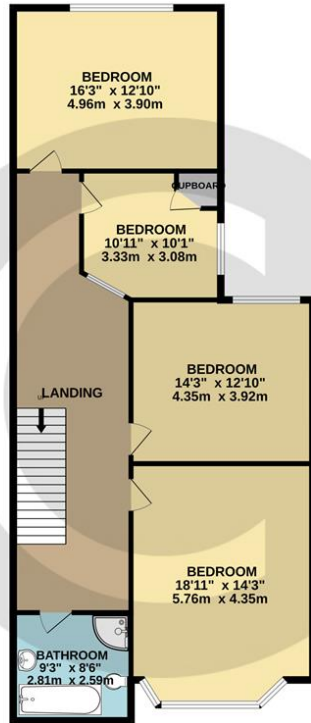
- A stunning family residence in a great central location
- Beautifully presented lounge with wood burning stove
- Extremely impressive entrance and hallway
- Simply amazing space throughout with character features
- Separate dining room with cast iron fireplace leading into 17ft utility room
- Ample storage across three floors and private rear garden
- Five generous double bedrooms, four piece family bathroom and ground floor shower room
- Kitchen/breakfast room overlooking the rear garden
- Vendor suited!

Step inside this stunning family residence located in a prime central location, offering the perfect combination of space, charm, and modern comforts. Situated in an excellent school and college catchment area, this property is ideal for the growing or established family. With character features and an extremely impressive entrance and hallway, this home exudes an inviting atmosphere from the moment you arrive. The lounge features a wood burning stove, while the dining room showcases a beautiful cast iron fireplace, creating cozy spaces for gatherings with loved ones. The kitchen/breakfast room overlooks the rear garden, providing a tranquil setting for enjoying morning coffee or preparing meals. Additionally, the ground floor utility/shower room adds convenience to daily life. With four generously sized double bedrooms, one charming single bedroom, as well as a family bathroom, this home offers plenty of space for the whole family to spread out and relax. The property is in excellent condition and has been lovingly maintained, ensuring a comfortable and enjoyable living environment for years to come. Located in a sought-after area, residents can enjoy easy access to local amenities, parks, and transportation links. Nearby points of interest include stunning green spaces perfect for family picnics, as well as top-rated schools and colleges for academic achievement.

GROUND FLOOR  
1250 sq.ft. (116.2 sq.m.) approx.



1ST FLOOR  
1121 sq.ft. (104.2 sq.m.) approx.



2ND FLOOR  
437 sq.ft. (40.6 sq.m.) approx.



TOTAL FLOOR AREA : 2809 sq.ft. (260.9 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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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>73</b>
(55-68) <b>D</b>	<b>57</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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