



**NESBITT & SONS**  
ESTATE AGENTS



**42 Montague Road, Portsmouth, PO2 0NF**

**£315,000**

Situated on the popular Montague Road in Portsmouth, this charming extended mid-terrace family home offers a delightful blend of original period features and modern living. With three well-proportioned bedrooms, including a master bedroom suite, this property is perfect for families seeking both comfort and style.

The heart of the home is undoubtedly the impressive 22ft kitchen/breakfast room, which boasts double doors that open directly onto the enclosed south-facing garden. This inviting outdoor space is ideal for enjoying sunny afternoons and features a summer house that can easily serve as a home office or a tranquil retreat.

The property also includes a spacious reception room, providing a welcoming area for relaxation and entertaining guests. With two bathrooms, the home ensures convenience for family living, making morning routines a breeze.

Situated close to local schools and amenities, this residence is perfectly positioned for families looking to settle in a vibrant community. The combination of its charming features, spacious layout, and prime location makes this mid-terrace house a wonderful opportunity for those seeking a new home in Portsmouth. Don't miss the chance to make this delightful property your own.

### HALLWAY

Radiator, dado rail, stairs to first floor, under stairs storage cupboard, double glazed window to lean to, doors to lounge/diner and kitchen/diner.

LOUNGE/DINER 25'3 into bay x 11'1 (7.70m into bay x 3.38m)



Double glazed bay window to front aspect, radiator, feature fireplace with wood burner and tiled hearth, additional feature fireplace with tiled surround and hearth and potential for open fire, three built in storage cupboards, double glazed doors to lean-to.

### LEAN-TO

Double glazed window to hallway, double glazed door to garden.

KITCHEN/DINER 22'2 x 9'11 (6.76m x 3.02m)



Two double glazed windows to side aspect, double glazed French doors to garden, range of wall and base units, roll top work surfaces, stainless steel sink and drainer unit, integral oven and hob with hood over, space and plumbing for washing machine and dishwasher, space for tumble dryer and American style fridge/freezer, tiled to principal areas, spot lighting.

### FIRST FLOOR LANDING

Double glazed window to side aspect, stairs to second floor, doors to.

BATHROOM 11'4 x 10'0 (3.45m x 3.05m)



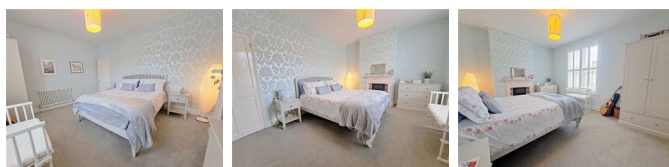
Obscure double glazed window to rear aspect, low level WC, panel enclosed bath, enclosed shower cubicle with mains powered shower, radiator, pedestal mounted wash basin, tiled to principal areas, spot lighting.

BEDROOM THREE 11'5 x 11'3 (3.48m x 3.43m)



Double glazed window to rear aspect, feature fireplace, radiator.

BEDROOM TWO 14'5 x 11'5 (4.39m x 3.48m)



Double glazed window to front aspect, feature fireplace with tiled surround, radiator.

### SECOND FLOOR LANDING



Double glazed window to side aspect, doors to.

## MASTER BEDROOM 16'9 x 13'4 (5.11m x 4.06m)



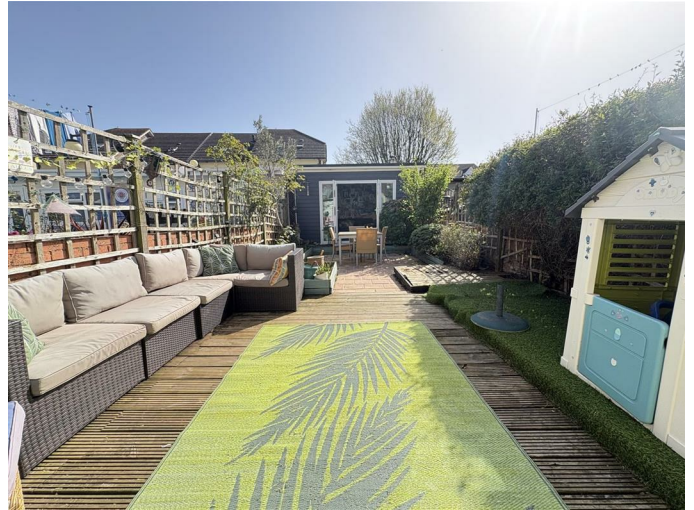
Double glazed window to rear aspect, two double glazed Velux windows to front aspect, eaves storage, spot lighting.

## SHOWER ROOM



Obscure double glazed window to side aspect, low level WC, pedestal mounted wash basin, fully enclosed shower cubicle with mains shower, chrome heated towel rail, tiled to principal areas, spot lighting.

## REAR GARDEN



South facing garden, mainly laid to Astro turf with raised decked areas, summer house/office.

## SUMMER HOUSE/OFFICE 9'4 x 6'6 (2.84m x 1.98m)

Two double glazed windows, double glazed French doors, power and light, wood burner.

# Floor Plan

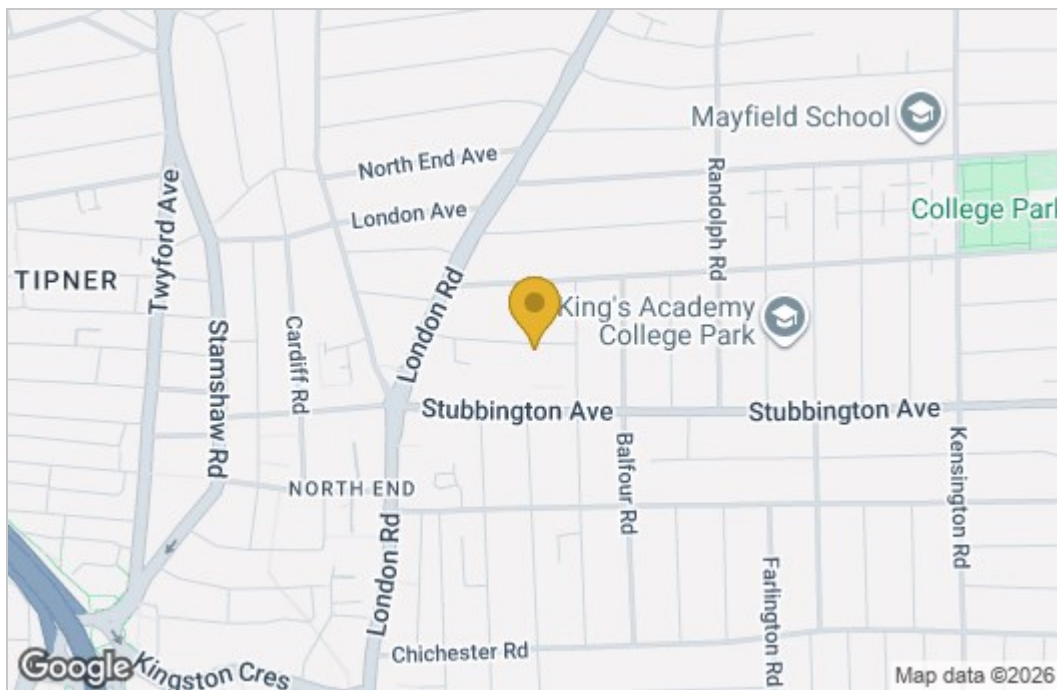


3 BEDROOM MID TERRACE

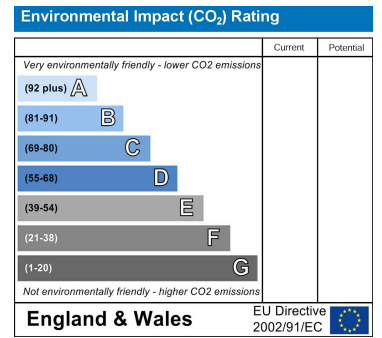
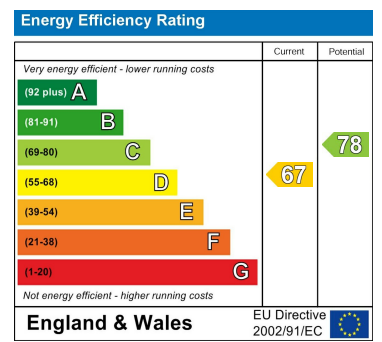
TOTAL FLOOR AREA: 1638 sq.ft. (152.1 sq.m.) approx.

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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# Area Map



# Energy Efficiency Graph



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