

MAGDALA ROAD

COSHAM | PORTSMOUTH | PO6 2QG



£399,995

Freehold

- Four Bedroom Family Home
- Rear Extension - Bed/Living Room & Shower Room
- Many Character Features Throughout
- Living Room, Family Room plus Dining Area
- No Forward Chain
- Modern Kitchen
- Good Sized Shower Room Upstairs
- Convenient Location

www.fryandkent.com





In Brief

We are excited to bring to the market this very charming and spacious four bedroom residence, boasting an impressive array of rooms, with many character features throughout. A delightful and spacious entrance hall sets the tone with its bright and airy ambiance, featuring a classic wooden staircase and attractive glazed front door. The formal living room features a striking fireplace surround, with picture rails and coving – creating a room filled with traditional charm and elegance. A delightful family room and adjoining dining area offer a warm, inviting atmosphere with a large window to the rear aspect, whilst the kitchen is modern and functional with sleek white cabinetry and wooden worktops. A great feature of the property is the brick extension at the rear which is currently being used as a bedroom/reception, together with a shower room and a separate WC adjacent – could perhaps lend itself to an additional living space for a young adult/teenager – or an elderly relative. Upstairs are three bedrooms; the primary being a notably spacious 17'6 x 14'2. A good sized shower room completing the accommodation. The rear garden is enclosed by wood panel fencing with areas of 'low maintenance artificial turf' and side planters with shrubs and plants. A wooden shelter is situated at the rear of the extension, which provides an area of storage. There is a pedestrian access via a wooden gate and a useful garden shed at the rear of the garden. An additional raised planter with attractive trees and plants provide a secluded paved area – perfect for a moment of relaxation. Magdala Road is situated in a prime location, just a short stroll from local shops and amenities, with schools, Cosham train station and commuter links also close by. Overall, this home combines spacious living areas with practical amenities, creating a comfortable and versatile living environment suitable for a variety of lifestyle needs.

£399,995

KEY FACTS

Tenure : Freehold

Council Tax Band : E

Energy Performance Certificate (EPC) Rating : C



MAGDALA ROAD

COSHAM | PORTSMOUTH | PO6 2QG



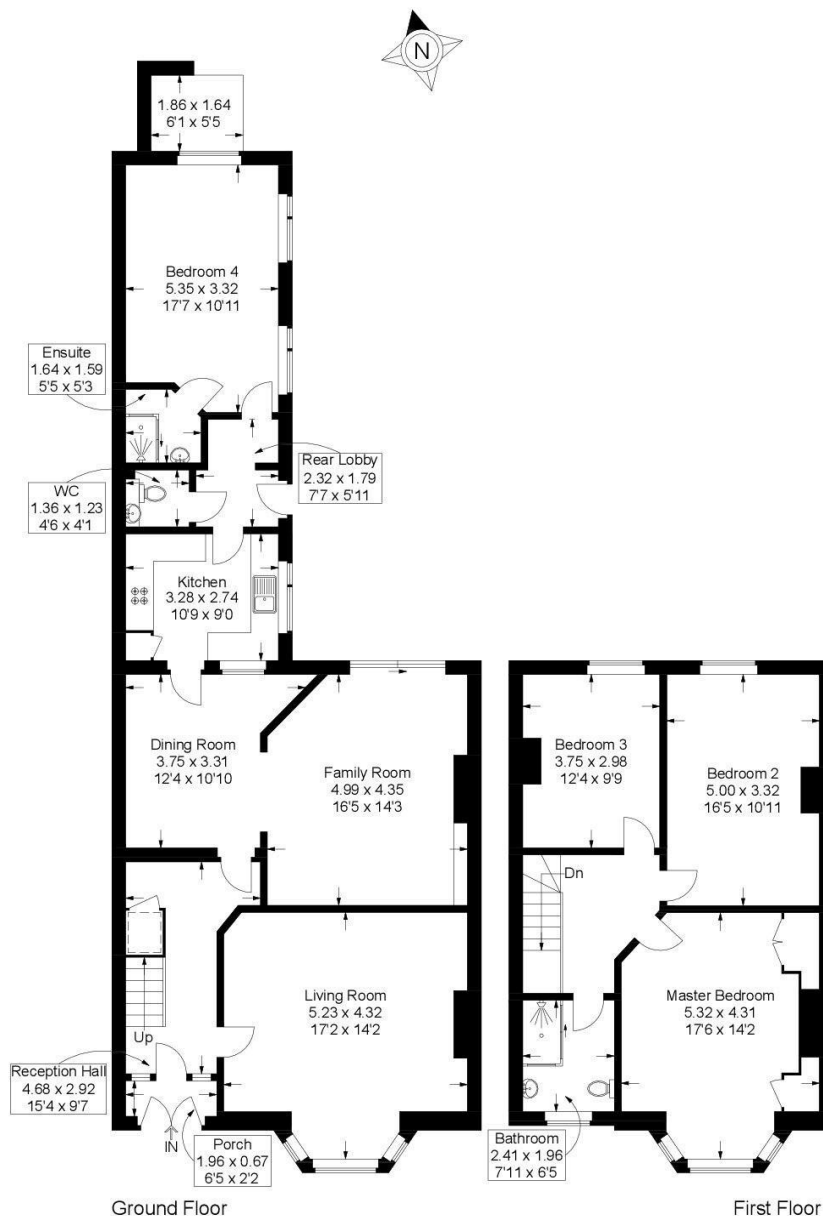
Magdala Road, Cosham

Approximate Gross Internal Area = 176.3 sq m / 1898 sq ft

(Excluding Reduced Headroom / Eaves)

Reduced Headroom = 0.6 sq m / 6 sq ft

Total = 176.9 sq m / 1904 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Southsea
Sales & Lettings
7/9 Stanley Street,
Southsea, PO5 2DS
Tel: 023 9281 5221

Old Portsmouth & Gunwharf Quays
Sales & Lettings
The Seagull, 13 Broad Street,
Old Portsmouth, PO1 2JD
Tel: 023 9281 5221

Drayton & Out of Town
Sales & Lettings
139 Havant Road,
Drayton, PO6 2AA
Tel: 023 9221 0101

London
Sales & Lettings
Mayfair Office, Cashel House,
15 Thayer Street, W1U 3JT
Tel: 0870 112 7099

Southsea
Admin Centre
12 Marmion Road,
Southsea, PO5 2BA
Tel: 023 9282 2300

www.fryandkent.com