



OFFERS IN EXCESS OF
£425,000
22 Magdala Road
Portsmouth, PO6 2QG

PROPERTY SUMMARY

We are delighted to present this spacious three-bedroom detached family home, ideally situated on Magdala Road, Cosham. Located within walking distance of Cosham High Street, the train station, and offering easy access to QA Hospital, this property boasts both convenience and charm. The ground floor features two inviting reception rooms, a kitchen, a bright conservatory, and a downstairs WC. On the first floor, you will find three generously sized double bedrooms alongside a modern family bathroom. Additionally, a fixed staircase leads to a versatile loft room on the second floor, perfect for use as a home office or spare room. Externally, the property benefits from a southerly-facing rear garden, an outbuilding for storage, and an impressive 27' garage/workshop, providing ample space for a variety of uses. To arrange your viewing contact our Drayton Office today!





FRONT Off road parking.

PORCH

ENTRANCE HALL

LOUNGE 18' 1" into bay x 14' 2" (5.51m into bay x 4.32m)

DINING ROOM 13' 6" x 12' 8" (4.11m x 3.86m)

CONSERVATORY 16' 6" x 9' 10" (5.03m x 3m)

KITCHEN 13' 5" x 8' 5" (4.09m x 2.57m)

REAR LOBBY 8' x 2' 11" (2.44m x 0.89m)

CLOAKROOM 4' 8" x 2' 11" (1.42m x 0.89m)

FIRST FLOOR LANDING

MASTER BEDROOM 14' 11" x 14' 1" (4.55m x 4.29m)

BEDROOM TWO 13' 6" x 12' 8" (4.11m x 3.86m)

BEDROOM THREE 13' 6" x 8' 4" (4.11m x 2.54m)

BATHROOM 8' 6" x 5' 4" (2.59m x 1.63m)

LOFT ROOM 13' x 9' 4" (3.96m x 2.84m)

REAR GARDEN

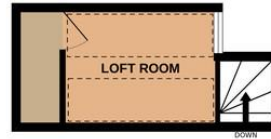
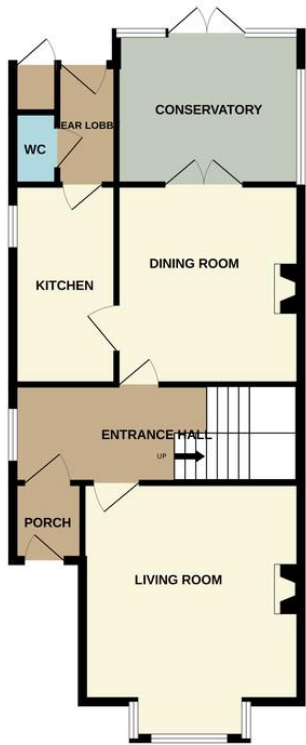
STORAGE 17' 6" x 7' 10" (5.33m x 2.39m)

GARAGE/WORKSHOP 27' 1" x 19' 1" (8.25m x 5.82m)

GROUND FLOOR

1ST FLOOR

2ND FLOOR



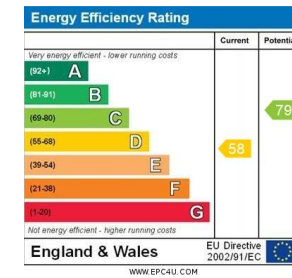
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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 E

VIEWINGS
By prior appointment only



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

Jeffries Dibbens &
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