



44a Magdala Road, Cosham, Hampshire, PO6 2QG

TOWN & COUNTRY  
SOUTHERN



A Four Bedroom, Three Storey Townhouse  
16' Sitting Room, Open Plan Kitchen /  
Dining Room  
Utility Room, Downstairs Cloakroom,  
Integral Garage, Off Road Parking,  
No Forward Chain

A four-bedroom three storey townhouse which is situated in a popular location close to amenities, shops, surgeries, commutable road and rail links and within the catchment of both Court Lane and Springfield Schools (subject to confirmation). The accommodation is laid out over three floors and comprises 1457 sq ft of living space comprising: hallway,

cloakroom, integral garage, utility room and study / bedroom four on the ground floor. On the first floor is a 16' sitting room with views towards Portsdown Hill in the distance and an open plan kitchen / dining room, on the second floor are three bedrooms and a family bathroom. To the front of the property is off road parking for approximately three cars to

the front of the garage and to the rear is an enclosed lawned garden with patio and wooden shed. The property is offered with gas fired central heating, double glazing and with no forward chain, early viewing of this spacious townhouse is strongly recommended in order to appreciate not only the accommodation but also the location on offer.



**TO FIND THE PROPERTY:** From our office proceed along the Havant Road in a westerly direction taking the fifth road on the left-hand side into Mulberry Lane, at the junction continue over into Magdala Road where No.44a can be found a short distance along on the left-hand side.

**ENTRANCE:** Lowered kerb leading to driveway with off road parking for approximately three cars to the front of the garage, flowering border with central tree, door to integral garage, covered porch and bin store, main front door with security spy-hole leading to:

**HALLWAY:** Staircase rising to first floor with understairs storage cupboards, radiator, doors to primary rooms and integral garage, textured ceiling with coving.

**CLOAKROOM:** Low level w.c., wall mounted wash hand basin with tiled splashback, ceiling coving, extractor fan.

**INTEGRAL GARAGE:** 19'7" x 7'4" maximum. Up and over door, high level gas and electric meters, high level shelving, fluorescent tube lighting.



**UTILITY ROOM:** 11'9" x 7'1" Double glazed door and window leading to rear garden, tiled flooring, range of wall and floor units, inset single drainer sink unit with mixer tap, plumbing for washing machine, space for free standing fridge/freezer, ceramic tiled surrounds, range of drawer units, tall larder style cupboard housing boiler supplying domestic hot water and central heating (not tested), textured ceiling with coving and spotlights, door to:

**STUDY / BEDROOM 4:** 12'1" x 7'4" Double glazed window to rear aspect overlooking garden, textured ceiling with coving.

**FIRST FLOOR:** Landing with balustrade staircase rising to top floor, textured ceiling with coving, radiator, understairs storage cupboard, doors to primary rooms.

**SITTING ROOM:** 16'0" into bay window decreasing to 13'3" x 15'0" Large double glazed bay window to front aspect with seating under and far reaching views towards Portsdown Hill in the distance, textured ceiling with coving, radiator, dimmer switch.

**KITCHEN / DINING ROOM:** 14'10" x 12'0"

Dining area: Double glazed window to rear aspect, double radiator, textured ceiling with coving, peninsular style divide leading to:

**Kitchen:** Comprehensive range of matching wall and floor units with roll top work surface, inset single drainer stainless steel sink unit with mixer tap, double glazed window to rear aspect, ceramic tiled surrounds, inset four ring AEG gas hob with oven under and extractor hood, fan and light over, range of drawer units, integrated fridge with matching door, three wall mounted units with glazed doors and shelving.

**SECOND FLOOR:** Landing with balustrade, access to loft space, doors to primary rooms.

**BEDROOM 1:** 15'0" x 11'0" Double glazed windows to front aspect with far reaching views towards Portsdown Hill in the distance, radiator, textured ceiling and coving, built-in double doored wardrobe.

**BATHROOM:** Coloured suite comprising: panelled bath with mixer tap and shower attachment, ceramic tiled surrounds, bidet, low level w.c., pedestal wash hand basin with mixer tap, vinyl flooring, radiator.

**BEDROOM 3:** 12'0" x 7'2" Double glazed window to rear aspect, radiator, textured ceiling with coving.

**BEDROOM 2:** 12'0" x 7'4" Double glazed window to rear aspect with radiator under, textured ceiling with coving.

**OUTSIDE:** To the rear is an enclosed garden with patio, lawn and wooden shed, the garden is enclosed by fence panelling on all sides.

#### **AGENTS NOTES:**

Council Tax Band D - Portsmouth City Council

Broadband – ADSL/FTTC

[Fibre Checker \(openreach.com\)](http://www.openreach.com)

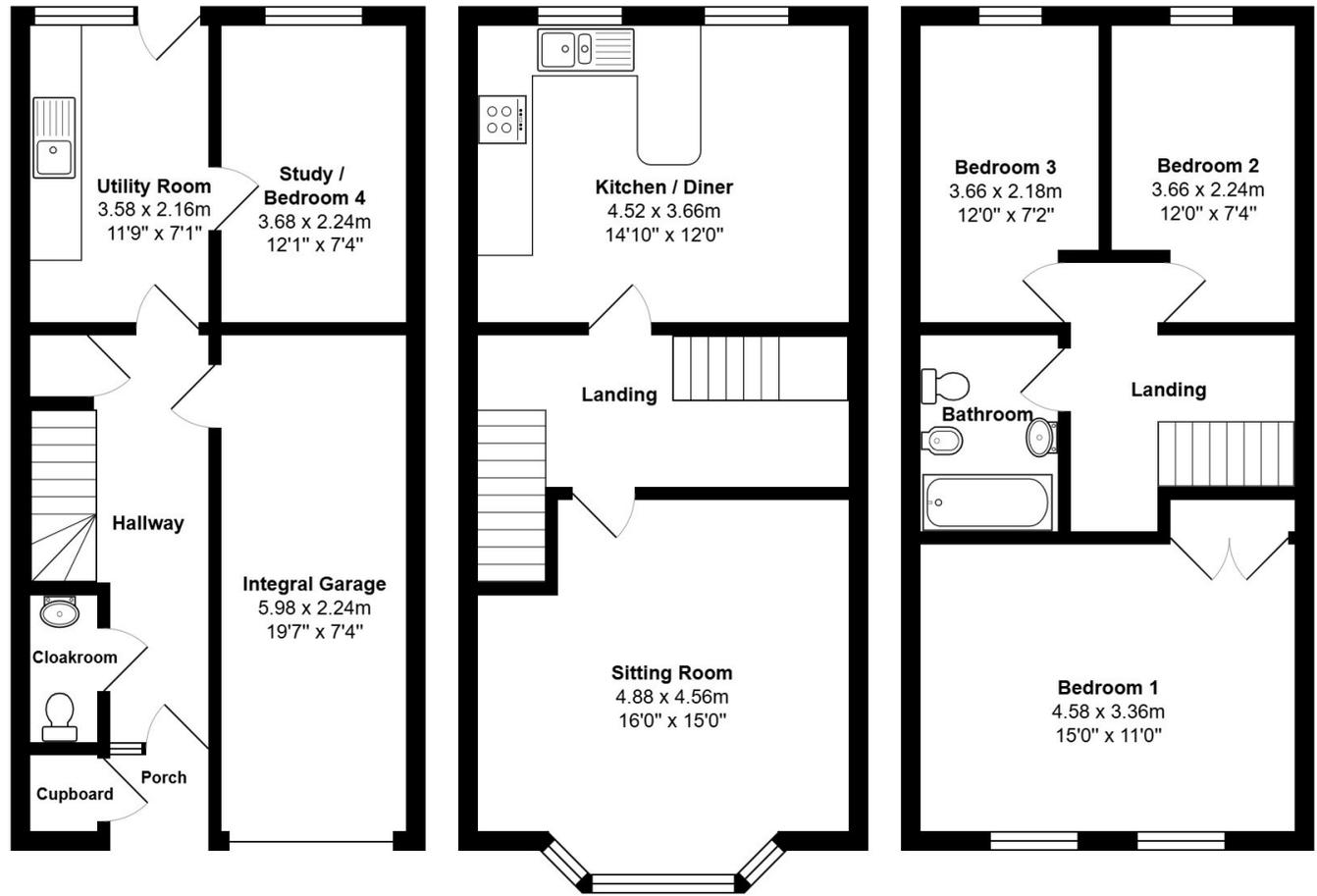
Flood Risk – Refer to -

[GOV.UK \(check-long-term-flood-risk.service.gov.uk\)](http://gov.uk/check-long-term-flood-risk.service.gov.uk)

AML Checks - By Law and in compliance with HMRC regulations, all agents are required to carry out Anti-Money Laundering (AML) checks on any buyer(s) who submit a successful offer. A non-refundable administration fee of £60 inc. VAT to cover these costs is payable by the buyer(s) before the sales transaction can be progressed.







Total Area: 135.3 m<sup>2</sup> ... 1457 ft<sup>2</sup>

All measurements are approximate and for display purposes only

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

