



## 345 London Road

Portsmouth, PO2 9HH

Offers in excess of £105,000



**\*\*\*TWO BEDROOM GROUND FLOOR FLAT\*\*\*NO ONWARDS CHAIN\*\*\*SHARED OUTSIDE SPACE TO THE REAR\*\*\*EXCELLENT TRANSPORT LINKS & WALKING DISTANCE TO LOCAL AMENITIES\*\*\***



Situated in Magdalen Court, Hilsea, this two-bedroom ground floor flat presents an excellent opportunity for buyers looking to put their own stamp on a property. Offered with no onward chain, the flat would make an ideal first-time purchase or investment opportunity.

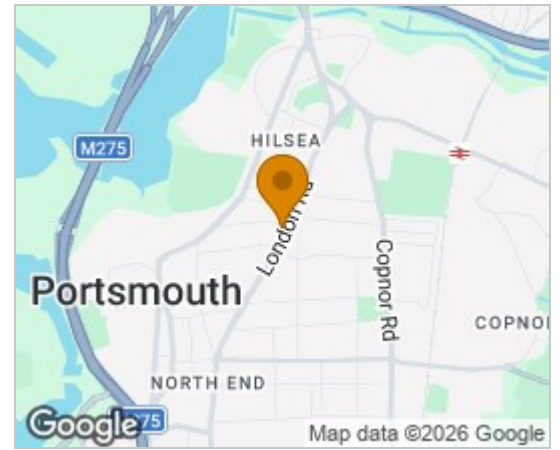
Alongside a private entrance, the property features a bright and spacious lounge/diner to the front, providing a comfortable living space with plenty of natural light. There are two well-proportioned double bedrooms, along with a bathroom fitted with a shower over the bath.

To the rear, the kitchen provides access to the shared garden area, offering convenient outdoor space. While the property requires modernisation throughout, it benefits from a good length lease with approximately 144 years remaining, making it a strong long-term prospect.

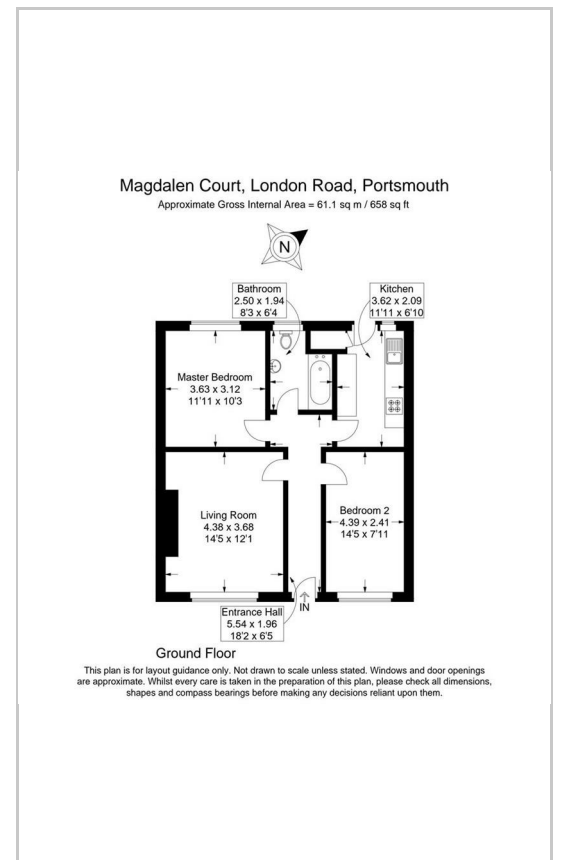
Magdalen Court is ideally located with excellent transport links nearby and is within walking distance of local shops, amenities, and services, making day-to-day living convenient.

This is a fantastic opportunity to acquire a well-located flat with great potential.

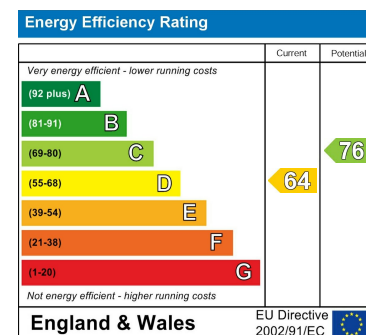
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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