

Floor Plan

GROUND FLOOR
347 sq.ft. (32.2 sq.m.) approx.

1ST FLOOR
354 sq.ft. (32.9 sq.m.) approx.



TOTAL FLOOR AREA: 701 sq.ft. (65.1 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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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92-100) A		Very environmentally friendly - lower CO ₂ emissions (10-15) A	
(85-91) B		(16-20) B	
(69-84) C		(21-25) C	
(55-68) D		(26-30) D	
(39-54) E		(31-35) E	
(21-38) F		(36-40) F	
1-20 G		(41-45) G	
Not energy efficient - higher running costs	88	Not environmentally friendly - higher CO ₂ emissions	65

England & Wales EU Directive 2002/91/EC



10 Magdala Road
Portsmouth, PO6 2QG

Castles are pleased to welcome to the market this completely refurbished two bedroom house located in Magdala Road, Cosham.

This property has undergone a complete transformation and the ground floor consists of two reception rooms with a brand new kitchen at the rear. Upstairs there are two double bedrooms both with en-suites. The primary bedroom has an en-suite bathroom and the second bedroom has a shower room.

The property has been rewired and also has a brand new heating system along with new flooring throughout.

Externally the garden has been decked the house itself has had a complete external decoration.

Close to local shops and Cosham Train Station this home would suit first time buyers and investors alike as the QA hospital is close by there would be a high demand for rental from doctors and nurses.

This property is also in the Court Lane School catchment.

For more information or to arrange a viewing please call Castles today.

Offers over £245,000

DIRECTORS

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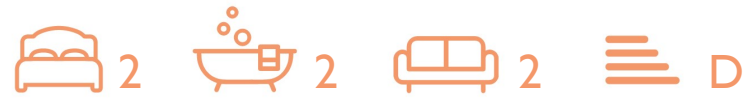


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10 Magdala Road

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- TWO BEDROOM HOUSE
- TWO EN-SUITES
- LOW MAINTENANCE GARDEN
- CLOSE TO TRAIN LINKS
- COMPLETELY REFURBISHED
- IMMACULATE INSIDE & OUT
- CLOSE TO LOCAL SHOPS
- PERFECT FTB OR BTL INVESTOR

FRONT RECEPTION ROOM

12'1" x 10'9" (3.7 x 3.3)

MIDDLE RECEPTION ROOM

12'1" x 9'10" (3.7 x 3.0)

KITCHEN

8'6" x 7'10" (2.6 x 2.4)

BEDROOM ONE

12'5" x 9'10" (3.8 x 3.0)

EN-SUITE BATHROOM

8'6" x 7'10" (2.6 x 2.4)

BEDROOM TWO

10'9" x 9'2" (3.3 x 2.8)

EN-SUITE SHOWER ROOM

7'6" x 2'7" (2.3 x 0.8)

Financial Services

If you are looking to get a comparison on your mortgage deal then do let us know as we can put you in touch with some independent mortgage advisors that would be happy to help. It is always worth a last minute comparison before you purchase a property as the current deals can change weekly.

Solicitors

If you are looking for a solicitor to handle the conveyancing process then do let us know as we can point you in the direction of some local,

well recommended companies that would be happy to help and provide you with a quote.

Anti Money Laundering

Castles Estate Agents have a legal obligation to complete anti-money laundering checks. Please note the AML check includes taking a copy of the two forms of identification for each purchaser. A proof of address and proof of name document is required. Please note we cannot put forward an offer without the AML check being completed.

