



FOR SALE

£280,000

60 Tredegar Road,
Southsea, PO4 9BJ.

Tenure: Freehold

ESTATE  AGENTS

LAWSON ROSE

PROPERTY DESCRIPTION

Located on the ever-popular Tredegar Road in Southsea, this three-bedroom, bay & forecourt property is offered with no forward chain and presents a fantastic opportunity for those looking to modernise and add their own touch. Although requiring some updating, the home offers generous living space throughout, including a bright and airy living room with bay window, a spacious dining room, and a good-sized fitted kitchen/breakfast room. Upstairs provides three well-proportioned bedrooms, all with built-in wardrobes, along with a fitted shower room. Outside, the property boasts a low-maintenance rear garden measuring approximately 31ft—a great space for relaxing or entertaining. This property has the potential to become a wonderful family home. To fully appreciate what's on offer, we highly recommend an internal viewing. For more information or to arrange a visit, please contact the Lawson Rose sales office today.

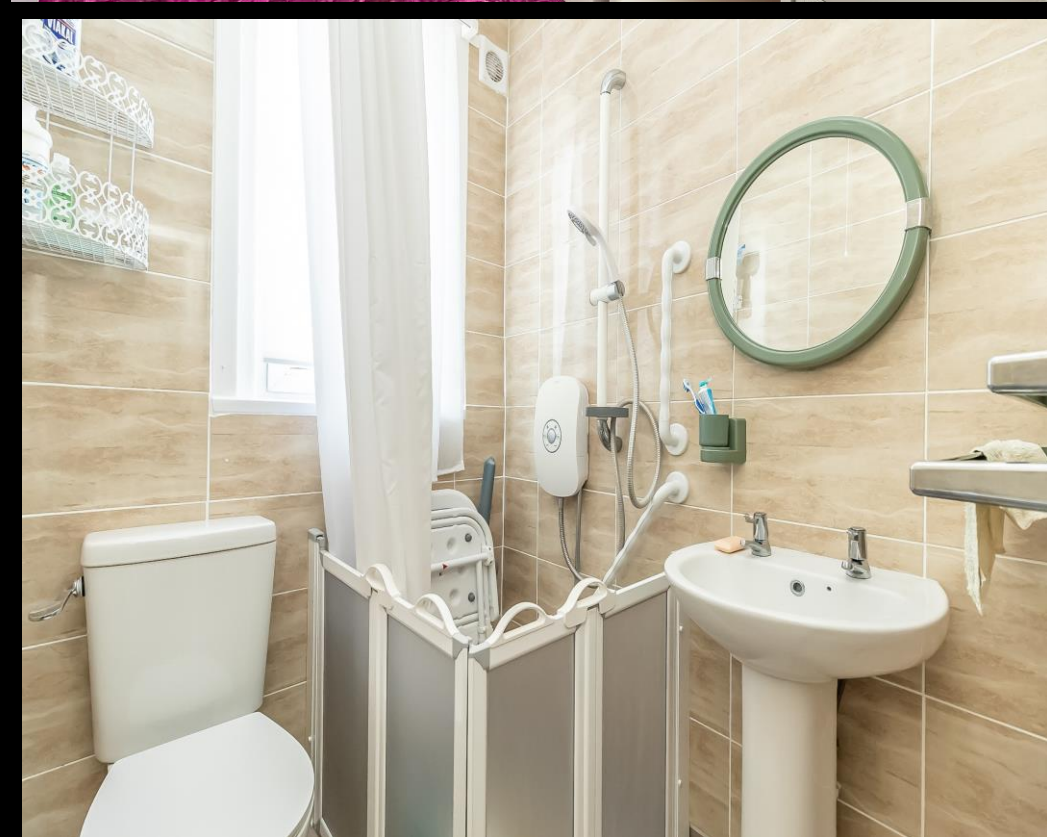
Material Information:

- Construction: Brick Built
- Electricity Supply: Alternating Current
- Heating: Gas Central Heating
- Water Supply: Mains Water Supply
- Sewage: Mains Sewage
- Broadband: Standard, Superfast Fibre and Gfast Fibre are available.
- Mobile: Ofcom Checker shows EE, Three, O2 and Vodafone all have voice and data availability in this area.
- Permit Parking: 1st permit is £30, 2nd permit is £120 and 3rd permit (where available) is £300.
- Council Tax: Portsmouth City Council – Band C
- Flood Risk – Low Risk (Stated on the Gov.uk portal)

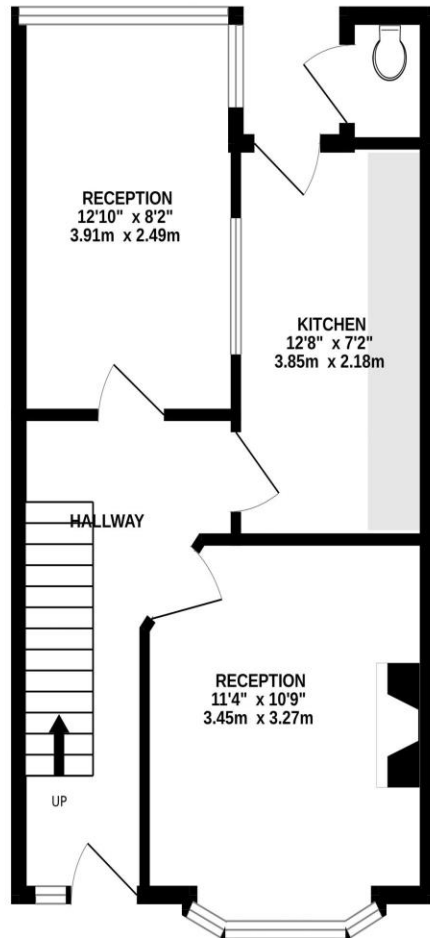


02392 367 779 - contactus@lawsonrose.com
131 Winter Road, Southsea, PO4 8DS

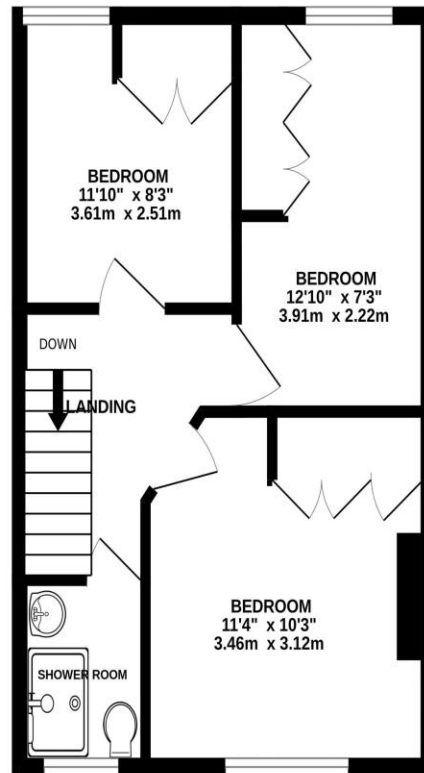




GROUND FLOOR



1ST 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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Please note that none of the services or appliances have been tested by Lawson Rose Estate Agents.