

**£360,000**  
**38 Tredegar Road**  
Southsea, PO4 9BJ



**THREE BEDROOM END TERRACED HOME!** This end terraced home is positioned in one of Southsea's most popular pockets. Tredegar Road is ideally located with well-regarded schools, the seafront and shopping areas all within close proximity. The well-presented, extended accommodation briefly comprises; entrance hallway with spindled balustrade, two separate reception rooms, modern fitted kitchen, conservatory and cloakroom on the ground floor. Three generously sized bedrooms and the family bathroom occupy the first floor. Externally, there is a mature garden with raised patio area. Gas central heating, double glazing and a cellar complete the appeal for this lovely family home. To fully appreciate the location and accommodation on offer, we highly advise an internal viewing at your earliest convenience.







**ENTRANCE** Paved forecourt, enclosed by brick wall and cast iron gate, cast iron canopy, double glazed front door to:-

**HALLWAY** Stairs to first floor landing, radiator, carpeted, period coving, storage cupboard, obscure window to front elevation.

**CELLAR** 15' 7" x 5' 8" (4.75m x 1.73m)

**LOUNGE** 14' 11" x 11' 6" (4.57m x 3.53m) Double glazed bay window to front elevation, carpeted, radiator, period coving and ceiling rose.

**DINING ROOM** 15' 9" x 9' 6" (4.82m x 2.91m) Sliding door to conservatory, laminate flooring, radiator, period coving.

**KITCHEN** Lovely fitted kitchen comprising a range of wall and base level units incorporating roll edge work surfaces, sink and drainer unit with mixer tap, electric oven, induction hob with extractor hood over, space and plumbing for dishwasher, space for under counter fridge, tiled to principal areas and laminate flooring, obscure double glazed window to rear elevation, door to:-

**CONSERVATORY** 7' 3" x 18' 0" (2.23m x 5.49m) Base level units incorporating roll edge work surfaces, space and plumbing for washing machine, space for tumble dryer, space for fridge/freezer, vinyl flooring, double glazed windows to rear elevation and double glazed door to garden, door to:-

**WC** 3' 4" x 3' 1" (1.02m x 0.94m) Low level WC, tiled to principal areas, double glazed window to rear elevation.

**FIRST FLOOR LANDING** Doors to all rooms, carpeted, loft access.

**BATHROOM** 5' 6" x 5' 9" (1.68m x 1.77m) Panel ended bath with central tap, electric shower over with glass shower screen, low level WC, pedestal mounted wash basin with mixer tap, tiled to principal areas and vinyl flooring, obscure double glazed window to rear elevation.

**BEDROOM ONE** 12' 4" x 11' 8" (3.77m x 3.56m) Two double glazed window to front elevation, carpeted, radiator.

**BEDROOM TWO** 15' 2" x 9' 7" (4.63m x 2.94m) Double glazed window to rear elevation, carpeted, radiator.

**BEDROOM THREE** 12' 3" x 7' 8" (3.74m x 2.34m) Double glazed window to rear elevation, carpeted, radiator.

**GARDEN** 25' 2" (7.68m) Laid to lawn with shrub borders, raised patio area, enclosed by brick walls.

BASEMENT

GROUND FLOOR

FIRST 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 C

**VIEWINGS**  
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		

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

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