



**NESBITT & SONS**  
ESTATE AGENTS



## 29 Tredegar Road, Southsea, PO4 9DN

### Offers in excess of £240,000

Situated on the popular Tredegar Road, Southsea, this property comprises two well-proportioned double bedrooms and a comfortable single bedroom, making it ideal for families, first-time buyers, or those needing a home office space.

The property has recently benefited from significant improvements, including newly fitted windows and doors throughout, enhancing both energy efficiency and overall appearance. In addition, all three bedrooms have been updated with brand-new carpets, creating a fresh and welcoming feel.

While the kitchen and bathroom are fully functional, they present an excellent opportunity for modernization, allowing the new owner to design and style these spaces to their own taste.

To the rear, the property boasts a south-facing garden, perfect for enjoying sunlight throughout the day—ideal for outdoor dining, gardening, or relaxing in the warmer months.

Overall, this home combines recent upgrades with exciting potential, making it a great choice for anyone seeking a property they can gradually enhance while already benefiting from key improvements.

Lounge 9'10 x 13'5 (3.00m x 4.09m)



Lean To 6'7 x 4'7 (2.01m x 1.40m)



Kitchen 7'10 x 11'2 (2.39m x 3.40m)



Bedroom One 13'1 x 11'6 (3.99m x 3.51m)



Dining Room 9'2 x 13'5 (2.79m x 4.09m)



Bedroom Two 7'3 x 11'2 (2.21m x 3.40m)

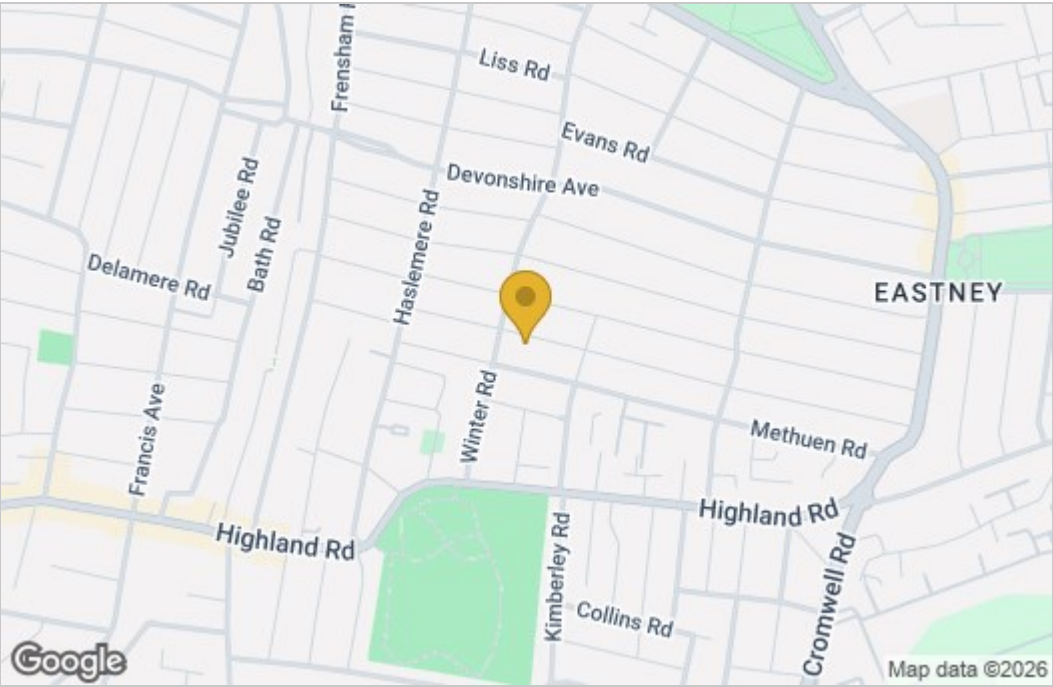


Bedroom Three 8'10 x 10'10 (2.69m x 3.30m)

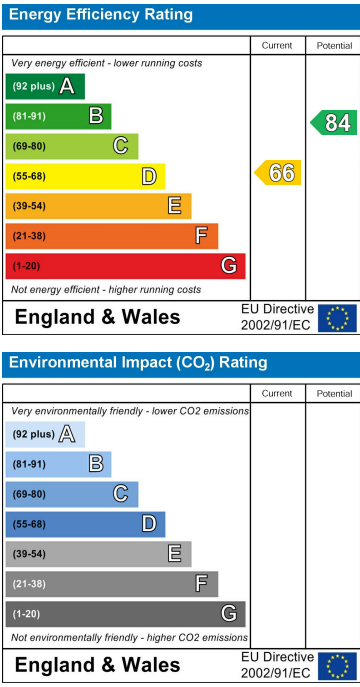


Floor Plan

Area Map



Energy Efficiency Graph



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