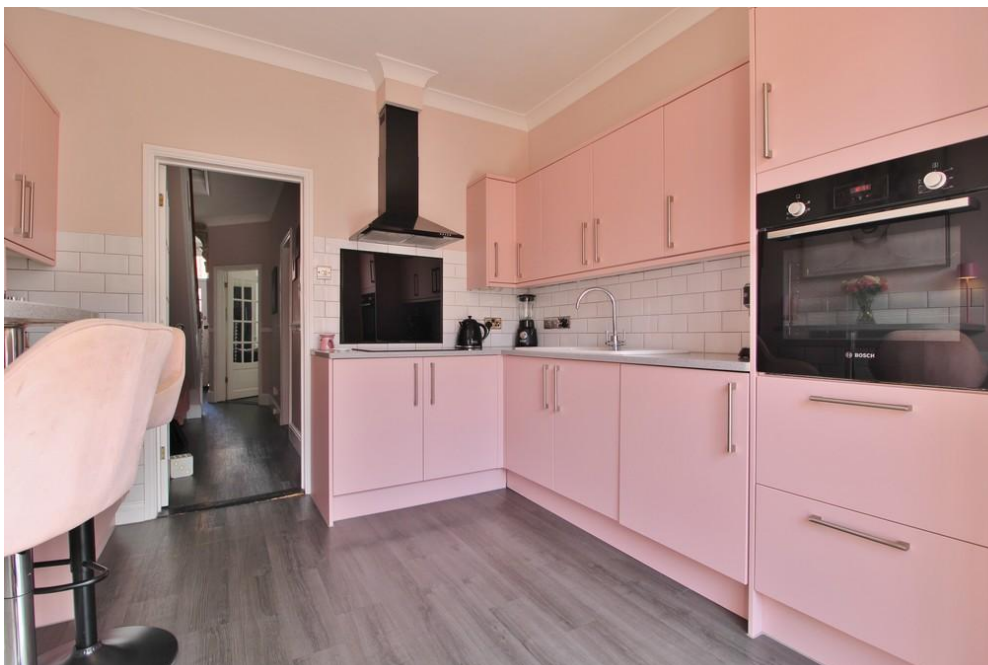


£335,000
19 Tredegar Road
Southsea, PO4 9DN

STUNNING TERRACED HOME WITH SOUTH FACING GARDEN! A truly stunning example of a traditional bay and forecourt home situated in one of Southsea's most requested pockets. Tredegar Road is perfectly located with well-regarded schools, Winter Road shopping areas and the seafront all within close proximity. To the first floor there are three good sized bedrooms and a luxury fitted bathroom. The ground floor offers flexible accommodation comprising; a 13ft (approx.) lounge complete with a feature fireplace and bespoke shutters, modern downstairs cloakroom and separate dining room. A stunning high quality kitchen with integral appliances and breakfast bar completes the ground floor. To the rear, there is a lovely low maintenance, southerly aspect garden with cabin, which is perfect for a home office. We expect early interest in this lovely home, so don't miss out and be disappointed; book your viewing today!





ENTRANCE Period tiled forecourt, enclosed by brick wall and metal railings, front door to:-

HALLWAY Stairs to first floor landing, period dado rail, period corbel, radiator, doors to all rooms, luxury vinyl tiled flooring.

LOUNGE 13' 4" x 11' 0" (4.07m x 3.37m) Double glazed bay window with bespoke shutters to front aspect, laminate flooring, period dado rail, vertical radiator, feature fireplace with Ethanol fire and wooden surround, double doors through to:-

DINING ROOM 10' 1" x 8' 4" (3.08m x 2.55m) Double glazed window with bespoke shutters to rear aspect, period dado rail, radiator, luxury vinyl tiled flooring.

CLOAKROOM Low level WC, radiator, wall mounted wash basin, radiator, double glazed window to side aspect, tiled throughout.

KITCHEN 11' 2" x 10' 4" (3.42m x 3.15m) Modern fitted kitchen comprising a range of wall and base level units incorporating Quartz roll edge work surfaces, ceramic sink and drainer unit with triple lever mixer tap and cold filtered water, built-in electric oven, gas hob with extractor hood over and glass splash back, integral fridge/freezer and washing machine, cupboard housing wall mounted boiler, tiled to principal areas, radiator, breakfast bar seating area, double glazed French doors to garden.

FIRST FLOOR LANDING Doors to all rooms, newly fitted carpet to stairs, dado rail, loft access.

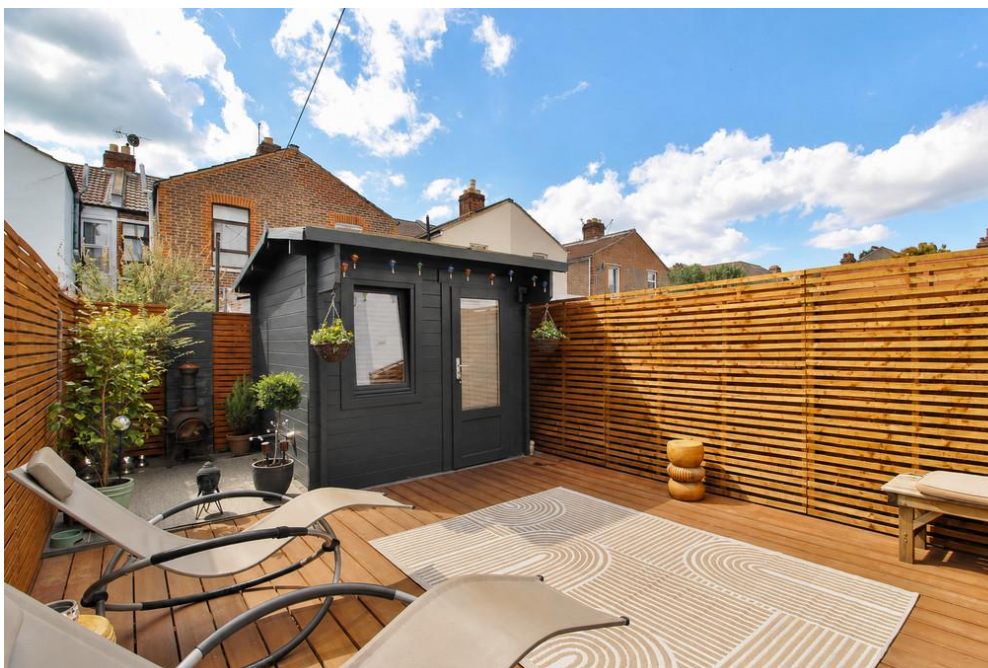
BEDROOM ONE 14' 2" x 11' 7" (4.33m x 3.55m) Two double glazed windows to front aspect, laminate flooring, radiator, picture rail.

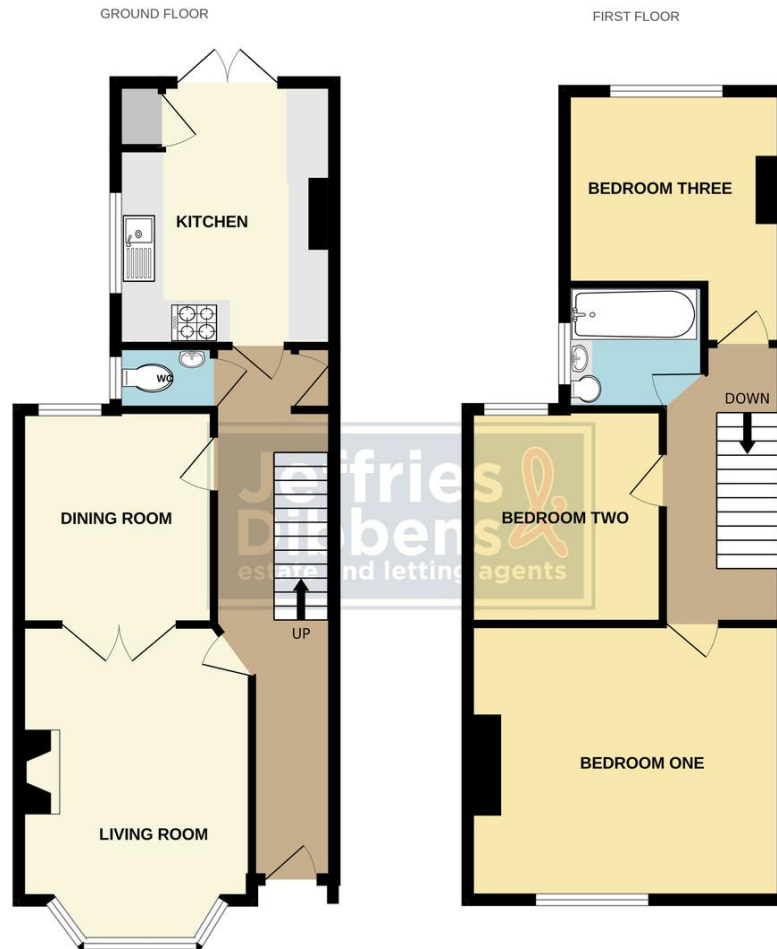
BEDROOM TWO 10' 7" x 8' 4" (3.25m x 2.56m) Double glazed window to rear aspect, radiator, laminate flooring, picture rail.

BEDROOM THREE 10' 9" x 8' 5" (3.28m x 2.57m) Double glazed window to rear aspect, laminate flooring, picture rail, radiator.

BATHROOM 6' 6" x 6' 4" (1.99m x 1.95m) 'L' shaped panel enclosed bath with mixer tap and over sized shower head, combined vanity unit incorporating WC and wash basin, laminate flooring, tiled to principal areas, double glazed window to side aspect.

GARDEN 22' 11" (7.01m) Southerly aspect, mainly laid to cedarwood decking with tiled patio area, cabin/home office with light and infrared heating, enclosed by brick wall and wooden fencing.





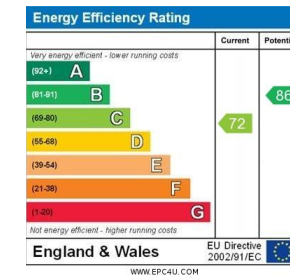
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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



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.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and **will not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

**Jeffries
Dibbens**
estate and letting agents

OFFICE ADDRESS
1 Marmion Road, Southsea,
Hampshire, PO5 2DT

CONTACT
023 9236 1111
southsea@jeffries.co.uk
www.jdea.co.uk