



FOR SALE

£265,000

39 Dunbar Road,
Southsea, PO4 8EX.

Tenure: Freehold

ESTATE  AGENTS

LAWSON ROSE

PROPERTY DESCRIPTION

This well presented, three bedroom, bay & forecourt property is moments away from local amenities & Bransbury Park and could make for an ideal first time or family home. Situated on Dunbar Road, the property provides a spacious open living space with a large bay window. Moving through is a modern fitted kitchen, downstairs W.C and a formal dining room with double doors opening into the enclosed 27ft rear garden. The first floor then provides a fitted family bathroom suite alongside three generously sized bedrooms. Additionally the home is double glazed and gas centrally heated, plus the Vendor is suited and motivated to sell. For further information or to request a time to view, 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 B
- Flood Risk – Low Risk (Stated on the Gov.uk portal)

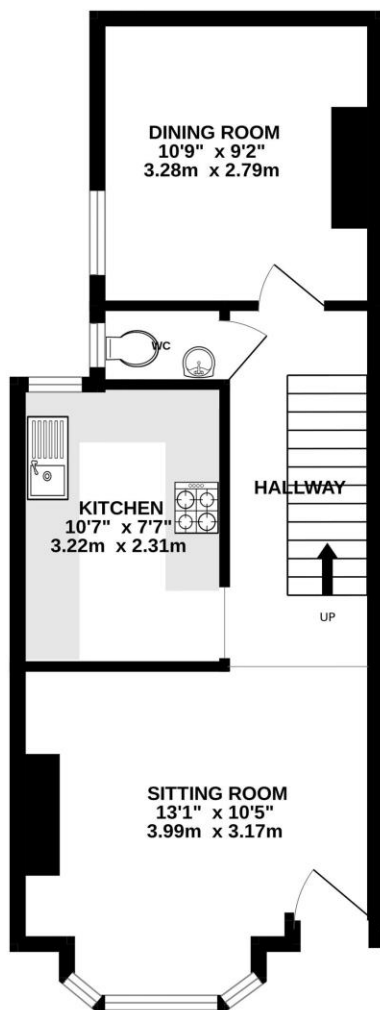


02392 367 779 - contactus@lawsonrose.com
131 Winter Road, Southsea, PO4 8DS

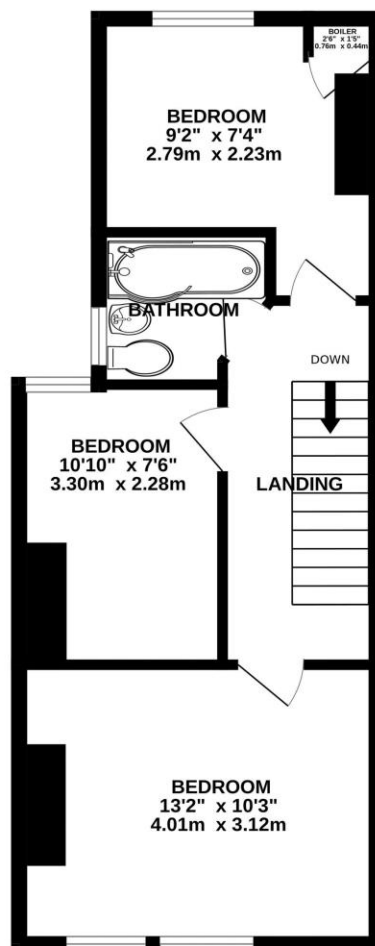




GROUND FLOOR



1ST FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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