



# FOR SALE

## £269,995

56 Dunbar Road,  
Southsea, PO4 8EX.

Tenure: Freehold

ESTATE  AGENTS

# LAWSON ROSE

## PROPERTY DESCRIPTION

This spacious end-of-terrace property is ideally positioned close to the local amenities of Milton Road and within easy reach of Bransbury Park, making it an excellent choice for first-time buyers or growing families. Located on Dunbar Road on the corner of Tranmere Road, the home offers a generous open-plan living and dining area, with a central feature fireplace creating a natural divide and a welcoming focal point. To the rear is a fitted kitchen, leading out to a useful side passage which provides access to a downstairs W.C., side pedestrian access to the street, and entry into the well-kept, low-maintenance, south-facing rear garden — perfect for enjoying the sun throughout the day. The first floor accommodates a spacious fitted shower room alongside two well-proportioned double bedrooms, both offering comfortable and versatile living space. We strongly recommend arranging an internal viewing to fully appreciate everything this appealing home has to offer. For further information or to book your appointment, 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.
- Council Tax: Portsmouth City Council – Band C
- Flood Risk – Low Risk (Stated on the Gov.uk portal)

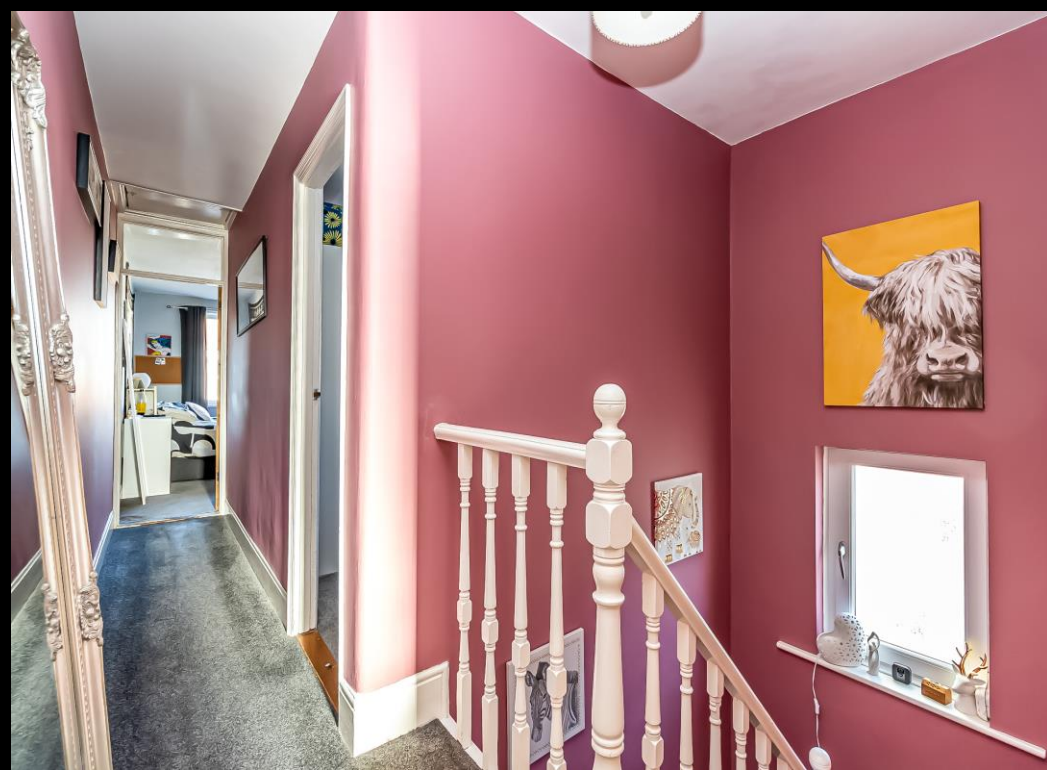


**02392 367 779 - [contactus@lawsonrose.com](mailto:contactus@lawsonrose.com)**  
**131 Winter Road, Southsea, PO4 8DS**

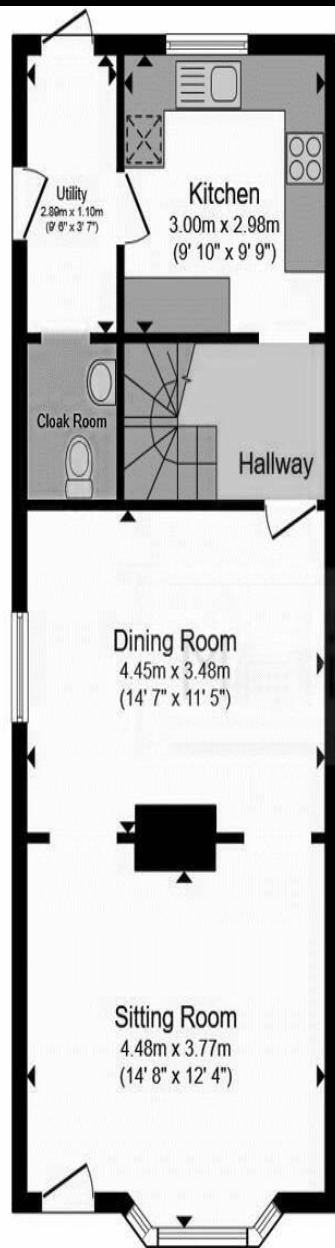




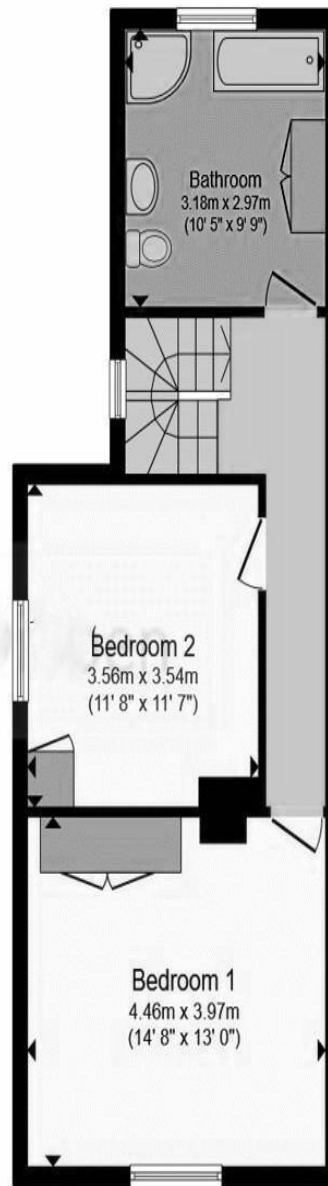








**Ground Floor**



**First Floor**

Total floor area 102.6 m<sup>2</sup> (1,105 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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Energy rating

**D**

Valid until 01.06.2035

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		83   <b>B</b>
69-80	<b>C</b>		
55-68	<b>D</b>	66   <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

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