

£280,000

Dunbar Road, Southsea PO4 8EX

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ END OF TERRACE HOUSE
- ❖ 2 DOUBLE BEDROOMS
- ❖ 4 PIECE BATHROOM SUITE
- ❖ DUAL RECEPTION ROOM
- ❖ LOW MAINTENANCE GARDEN
- ❖ CLOSE TO BRANSBURY PARK
- ❖ IDEAL FIRST TIME BUY
- ❖ GREAT INVESTMENT
- ❖ LARGER THAN EXPECTED
- ❖ CALL TO VIEW

**** LARGER THAN NORMAL END OF TERRACE
TUCKED AWAY CLOSE TO BRANSBURY PARK ****

We are delighted to bring to market this deceptively large end of terraced house in Dunbar Road. Offering good size accommodation in a popular part of the world, this property is ideal if you're looking for a FIRST TIME BUY or INVESTMENT.

As you step inside you are greeted by a lovely size reception space with a feature fire place and chimney breast separating a lounge and dining area to use as you wish. A lovely size kitchen is complimented by a lean to area which offers side access in a good size low maintenance garden. This is ideal if you wish to enter the property via

the rear rather than just the front door.

The first floor offers two exceptional size bedrooms as well as a 4 piece bathroom suite which also offers utility space in a well designed cupboard space. With around 1,000 square feet of accommodation, this home is much larger than the average two bedroom house close by.

The location is very popular with it being a stones throw from Bransbury Park and also offering great access towards the seafront as well as a small parade of shops for the essentials. A superb opportunity that must be viewed.

Call today to arrange a viewing
02392 864 974
www.bernardsestates.co.uk





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PROPERTY INFORMATION

GROUND FLOOR

DINING ROOM

14'9" x 13'10" (4.50m" x 4.22m")

LOUNGE

14'7" x 11'5" (4.45m" x 3.48m")

KITCHEN

10'2" x 9'11" (3.10m" x 3.02m")

LEAN TO

9'8" x 4'1" (2.95m" x 1.24m")

FIRST FLOOR

BEDROOM 1

14'8" x 13'1" (4.47m" x 3.99m")

BEDROOM 2

11'9" x 11'8" (3.58m" x 3.56m")

BATHROOM

10'6" x 9'10" (3.20m" x 3.00m")

Anti-Money Laundering (AML)

Bernards Estate agents have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you would like to make an offer on this property. Please note the AML check includes taking a copy of the two forms of identification for each purchaser. A proof of address and proof of name document is required. Please note we cannot put forward an offer without the AML check being completed

Council Tax Band C

Offer Check Procedure -

If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer. Thank you.

Removal Quotes

As part of our drive to assist

clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.

Solicitor

Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that we strongly urge you to avoid. A local, established and experienced conveyancer will safeguard your interests and get the job done in a timely manner. Bernards can recommend several local firms of solicitors who have the necessary local knowledge and will provide a personable service. Please ask a member of our sales team for further details.

Bernards Mortgage & Protection

We have a team of advisors covering all our offices, offering a comprehensive range of mortgages from across the market and various protection products from a panel of lending insurers. Our fee is competitively priced, and we can help advise and arrange mortgages and protection for anyone, regardless of who they are buying and selling through.

If you're looking for advice on borrowing power, what interest rates you are eligible for, submitting an agreement in principle, placing the full mortgage application, and ways to protect your health, home, and income, look no further!

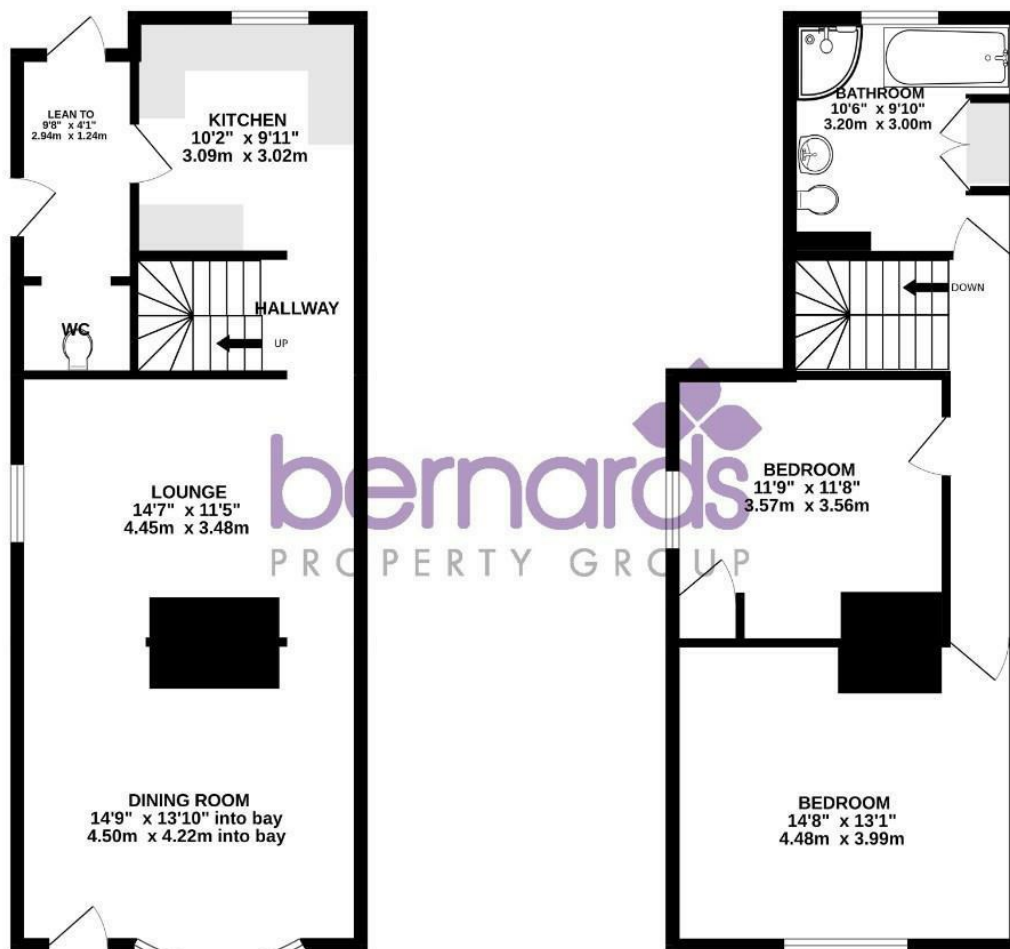


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



GROUND FLOOR
558 sq.ft. (51.8 sq.m.) approx.

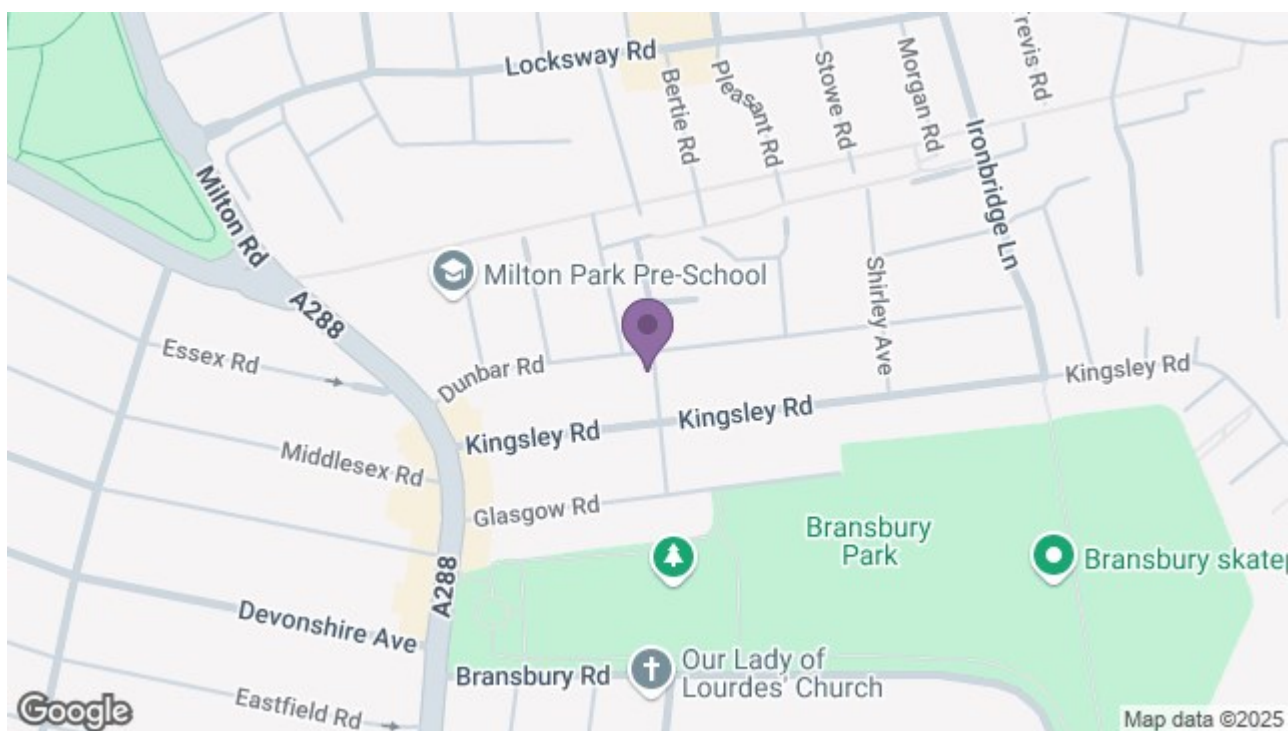
1ST FLOOR
486 sq.ft. (45.2 sq.m.) approx.



TOTAL FLOOR AREA: 1044 sq.ft. (97.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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