



**£290,000**  
**39 Dunbar Road**  
Southsea, PO4 8EX

LOVELY THREE BEDROOM HOME WITH UPSTAIRS BATHROOM! This bay and forecourt home in Dunbar Road is ideally positioned with many local amenities and Bransbury Park within close proximity. Arranged over two principal floors, the accommodation is well-presented throughout and comprises; living room, modern fitted kitchen, downstairs cloakroom and separate dining room to the ground floor, with three good sized bedrooms and the family bathroom suite occupying the first floor. An enclosed low maintenance garden can be found to the rear of the property. Gas central heating and double glazing complete the appeal for this home. An internal viewing can be arranged by contacting the office along Marmion Road.

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**ENTRANCE** Paved forecourt, double glazed door to:-

**LOUNGE** 12' 8" into bay x 13' 1" (3.87m x 4.00m) Double glazed bay window to front elevation, carpeted, two radiators, stairs to first floor landing, cupboard housing consumer unit, gas and electric meters, door to kitchen and dining room.

**KITCHEN** 10' 7" x 7' 6" (3.24m x 2.31m) Fitted kitchen comprising a range of wall and base level units incorporating roll edge work surfaces, stainless steel sink and drainer unit with mixer tap, electric oven, gas hob with extractor hood over, integral fridge/freezer and dishwasher, space for washing machine, tiled to principal areas and tiled flooring, borrowed light window, double glazed window to rear elevation.

**CLOAKROOM** 3' 1" x 3' 6" (0.96m x 1.09m) Low level WC, wall mounted wash basin, tiled flooring, double glazed window to side elevation.

**DINING ROOM** 10' 10" x 9' 2" (3.32m x 2.80m) Double glazed double doors to garden, carpeted, radiator, double glazed window to side elevation.

**LANDING** Doors to all rooms, carpeted, loft access.

**BEDROOM ONE** 10' 4" x 13' 2" (3.15m x 4.02m) Double glazed window to front elevation, radiator, carpeted.

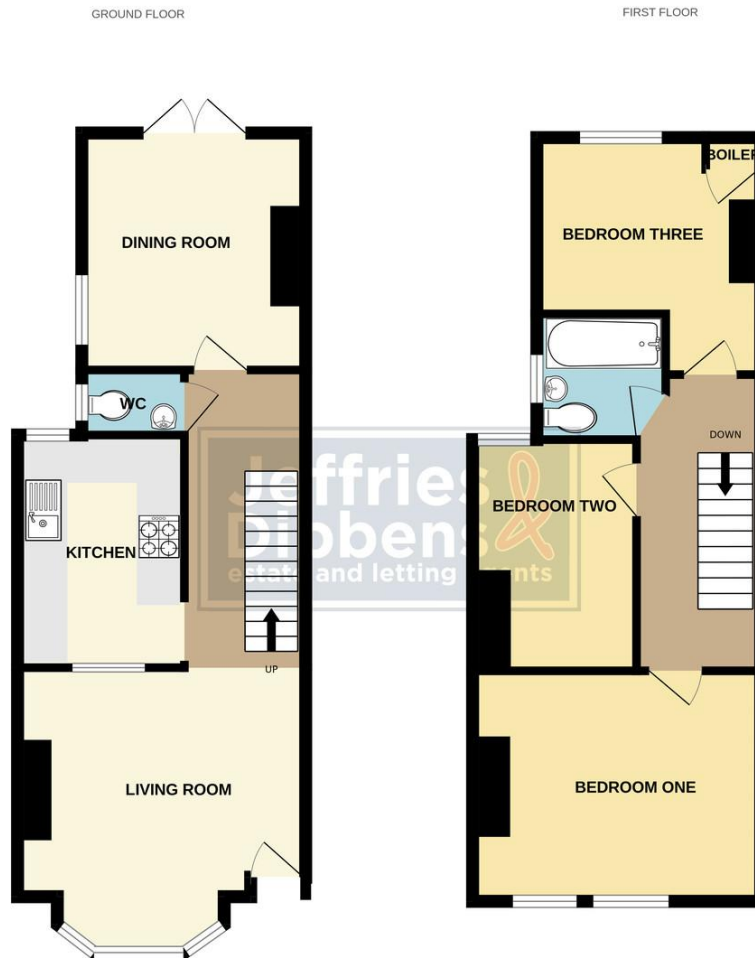
**BEDROOM TWO** 10' 10" x 7' 7" (3.31m x 2.32m) Double glazed window to rear elevation, carpeted, radiator.

**BATHROOM** 5' 4" x 6' 7" (1.63m x 2.02m) Panel enclosed bath with thermostatic shower, pedestal mounted wash basin, low level WC, radiator, tiled to principal areas and tiled flooring, obscure double glazed window to side elevation.

**BEDROOM THREE** 9' 8" x 9' 1" (2.97m x 2.79m) Double glazed window to rear elevation, radiator, carpeted, cupboard housing wall mounted boiler.

**GARDEN** 26' 9" (8.16m) Laid to paving with shrub borders, enclosed by 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 B

**VIEWINGS**  
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
<i>Vary energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>	73	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

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



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

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