



**£260,000**  
**58 Dunbar Road**  
Southsea, PO4 8EY

WELL-PRESENTED TWO BEDROOM END-TERRACED HOME IN REQUESTED LOCATION! This end-terraced, double bay and forecourt property is situated in a highly requested pocket of Southsea. Dunbar Road is located within close proximity to Bransbury Park, Eastney Road shopping areas and the seafront. The accommodation on offer, which is well-presented throughout, comprises two separate reception rooms with bay window in the living room, and fitted kitchen to the ground floor. Two double bedrooms occupy the first floor, along with an upstairs bathroom. To the rear of the property you will find a southerly facing garden with shrub borders. Further benefits include gas central heating and double glazing. We highly advise an internal viewing at your earliest convenience.

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**ENTRANCE** Via an enclosed forecourt, obscure double glazed door to:-

**LOUNGE** 12' 9" into bay x 13' 3" (3.89m x 4.04m) Double glazed bay window to front elevation, laminate flooring, radiator, stairs with spindled balustrade to first floor landing, Virgin media point, meter cupboard housing electric meter and consumer unit, through to:-

**DINING ROOM** 10' 11" x 13' 3" (3.34m x 4.04m) Double glazed window to rear elevation, double glazed French doors to rear garden, laminate flooring continued, radiator, under stairs storage cupboard, opening to :-

**KITCHEN** 12' 3" x 7' 9" (3.75m x 2.38m) Fitted kitchen comprising a range of wall and base level units incorporating roll edge work surfaces, one and a half bowl stainless steel sink and drainer unit with mixer tap, built-in oven with gas hob and extractor hood over, space and plumbing for washing machine, integral fridge/freezer, double glazed window to side elevation, obscure double glazed door to garden.

**FIRST FLOOR LANDING** Carpeted flooring, loft access, doors to all rooms.

**BEDROOM ONE** 12' 5" into bay x 11' 5" excluding wardrobes (3.80m x 3.48m) Double glazed window to front elevation, carpeted flooring, radiator, built-in mirrored wardrobes.

**BEDROOM TWO** 11' 0" x 7' 7" (3.36m x 2.32m) Double glazed window to rear elevation, carpeted flooring, radiator, built-in cupboard.

**BATHROOM** 7' 6" x 5' 4" (2.31m x 1.65m) Fitted bathroom suite comprising panel enclosed bath with 'Mira' thermostatic shower mixer over, close coupled WC, pedestal mounted wash basin, heated towel rail, tiled to principal areas and vinyl flooring, obscure double glazed window to rear elevation.

**GARDEN** Southerly facing aspect, enclosed by brick walls and wooden fencing, laid to lawn and paving with raised shrub borders, brick-built shed.



GROUND FLOOR

1ST FLOOR



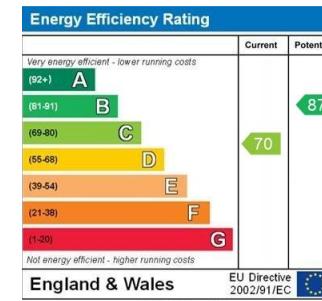
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



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**  
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