



# FOR SALE

## £272,500

13 Dunbar Road,  
Southsea, PO4 8EX.

Tenure: Freehold

ESTATE  AGENTS

# LAWSON ROSE

## PROPERTY DESCRIPTION

This charming three-bedroom, bay & forecourt property is conveniently located close to local amenities on Eastney Road and just a short distance from Bransbury Park. It could make an ideal first-time purchase or a family home and is offered to the market with no forward chain.

Situated on Dunbar Road, the property features a spacious living room with a large bay window and a secondary reception, perfect as a dining area. This flows seamlessly through to a fitted kitchen, complete with a generous store/pantry for extra storage. The first floor provides three well-proportioned bedrooms, two of which benefit from built-in wardrobes, alongside a stylish, modern fitted bathroom suite. Externally, the home enjoys a well-kept, low-maintenance rear garden, with convenient access to a W.C. and additional storage space. A fantastic opportunity in our opinion, and we highly recommend an internal viewing to fully appreciate everything this home has to offer. For further information or to arrange a viewing, 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.
- On Street Parking
- Council Tax: Portsmouth City Council – Band C
- Flood Risk – Low Risk (Stated on the Gov.uk portal)



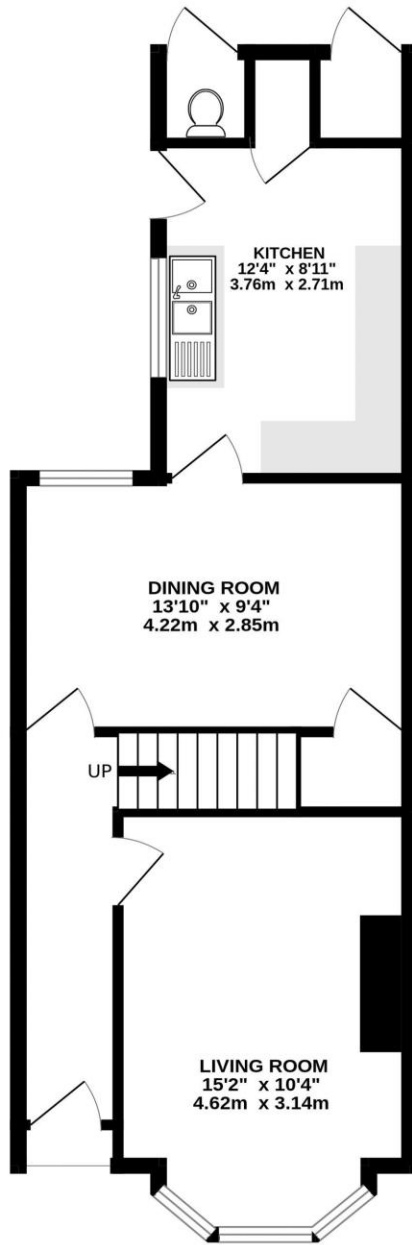
**02392 367 779 - [contactus@lawsonrose.com](mailto:contactus@lawsonrose.com)**

**131 Winter Road, Southsea, PO4 8DS**

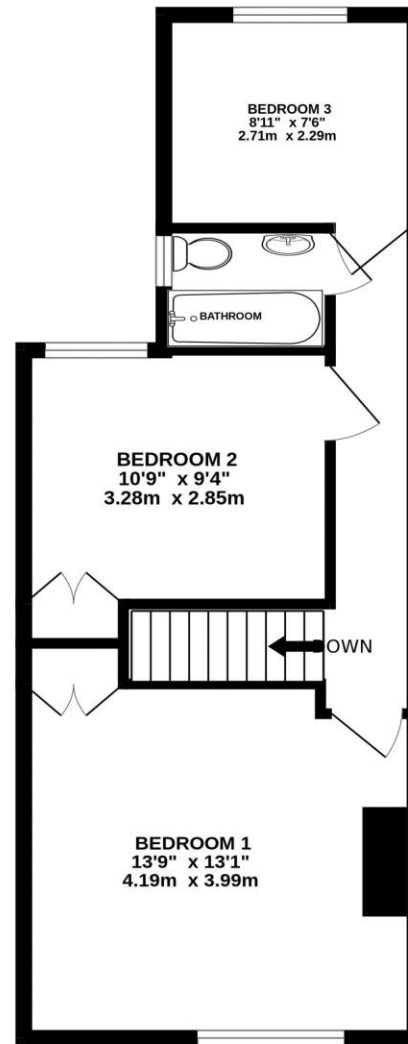




GROUND FLOOR  
498 sq.ft. (46.3 sq.m.) approx.



1ST FLOOR  
454 sq.ft. (42.2 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81   B
69-80	C		
55-68	D	64   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.

TOTAL FLOOR AREA : 952 sq.ft. (88.4 sq.m.) approx.

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.