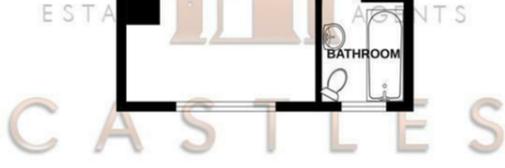
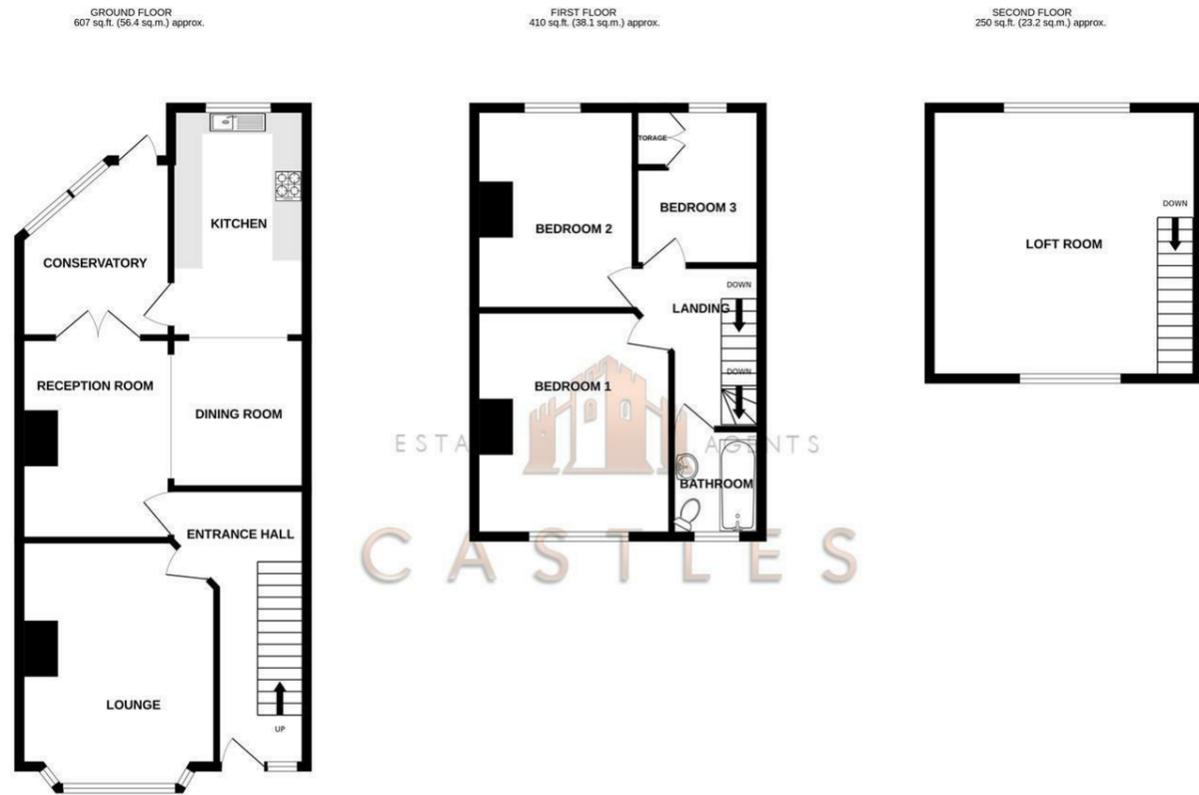


Floor Plan



TOTAL FLOOR AREA: 1268 sq.ft. (117.8 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.
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4 Dunbar Road
Southsea, PO4 8EX

We are pleased to welcome to the market this fully refurbished three bedroom mid terrace property located in Dunbar Road, Southsea.

The ground floor consists of an entrance hallway, lounge room to the front with bay window and fireplace, open plan kitchen diner with access into conservatory and then into the landscaped south facing garden.

Moving upstairs to the first floor there are three bedrooms and a modern family bathroom. There are stairs leading up to the second floor where there is a large loft room.

Externally there is bay and forecourt to the front and the rear garden features paved areas, astro turf and a shed for storage.

Local shops are a short walk away and the seafront is nearby.

For more information or to arrange a viewing please call Castles today.

Offers over £310,000

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO ₂ emissions	Current
(92 plus) A		(10 plus) A	
(81-91) B		(10-11) B	
(69-80) C		(10-10) C	
(55-68) D		(10-10) D	
(39-54) E		(10-10) E	
(21-38) F		(10-10) F	
(1-20) G		(10-10) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

02394318899

www.castlesstates.co.uk

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Directors: Charles Tuson | Gary Agar | Sean Wren

Company Number: 12821075

VAT Number: 356389459

4 Dunbar Road

Southsea, PO4 8EX



- FULLY REFURBISHED
- LOFT ROOM
- NEW KITCHEN
- IDEAL FIRST TIME BUY
- THREE BEDROOMS
- NEW BATHROOM
- CLOSE TO LOCAL SHOPS
- SHORT WALK TO SEAFRONT

LOUNGE

11'5" x 14'5" (3.5 x 4.4)

RECEPTION ROOM

8'10" x 11'9" (2.7 x 3.6)

DINING ROOM

7'6" x 8'6" (2.3 x 2.6)

KITCHEN

7'6" x 11'1" (2.3 x 3.4)

CONSERVATORY

8'10" x 11'1" (2.7 x 3.4)

BATHROOM

5'2" x 6'2" (1.6 x 1.9)

BEDROOM 1

11'1" x 13'1" (3.4 x 4.0)

BEDROOM 2

8'10" x 11'9" (2.7 x 3.6)

BEDROOM 3

7'6" x 9'2" (2.3 x 2.8)

LOFT ROOM

15'8" x 15'8" (4.8 x 4.8)

Financial Services

If you are looking to get a comparison on your mortgage deal then do let us know as we can put you in touch with some independent mortgage advisors that would be happy to help. It is always worth a last minute comparison before you purchase a property as the current deals can change weekly.

Solicitors

If you are looking for a solicitor to handle the conveyancing process then do let us know as we can point you in the

direction of some local, well recommended companies that would be happy to help and provide you with a quote.

Anti Money Laundering

Castles Estate Agents have a legal obligation to complete anti-money laundering checks at our cost via a portal called Credas. Please note the Credas AML check includes taking a copy of identification for each purchaser, a proof of address and proof of name document is required. Please note we cannot agree a transaction without the Credas AML check being completed and there will be a small admin fee of £25+VAT charged to the successful purchasers to complete these legally required checks.

