



58. Wakeham

Portland, DT5 1HN

 3  2  1  E

**Offers In Excess Of
£340,000 Freehold**



Wakeham

Portland, DT5 1HN

- No Onward Chain
- Three Double Bedrooms
- Fitted Kitchen
- En-Suite
- Spacious Accommodation
- Utility Room
- Westerly Garden
- Usable Loft Space
- Side Access
- Sought After Location





A well presented three double bedroom Portland stone period house offered with NO ONWARD CHAIN situated on the highly popular residential road of Wakeham. Just a short walk from Church Ope and within a stones throw to the amenities of Easton Square.

This well proportioned family home offers spacious ground floor living accommodation comprising a lounge/dining room with French doors leading out to the garden, this room is complimented by dual aspect windows and has adequate space for a large dining table and chairs as well as a sofa suite and and additional lounge furniture.



To the rear of the property is a modern fitted farmhouse style kitchen with



access to the garden, and a utility/store room to the rear. The kitchen is equipped with a built in dishwasher, high spec range cooker and open door cupboards/shelving style units. Attached to the rear of the kitchen is a good size utility room/storage space.

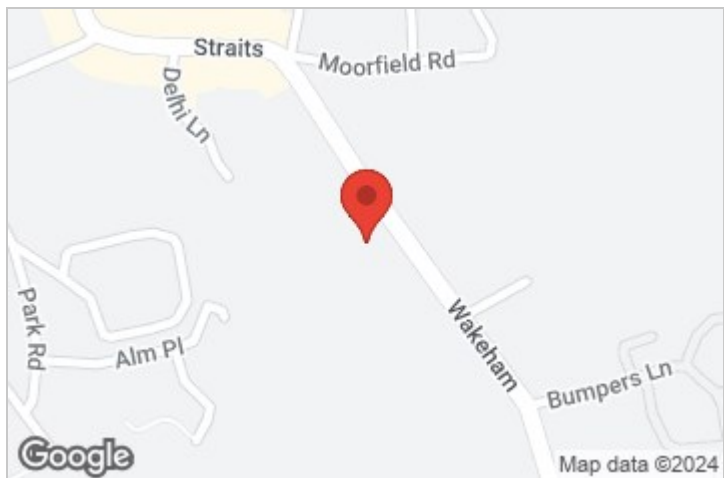
To the first floor of the home is the main bedroom with en suite and family bathroom. The bathroom has a double shower, bath, marble top wash hand basin and w/c. The main bedroom is a large double with stylish fitted wardrobes and a bay window with shutters, completing this bedroom is the en suite shower room.

The second floor of the home comprises two double bedrooms and access to the loft room. Bedroom three is located to the rear of the home and enjoys a large west facing window looking out over the rear garden and onto some woodland. Bedroom two to the front of the home is another double room with stair access to the loft space.

The loft space is currently being utilised as a home office/study and is fully boarded.



The outside garden faces to the west with a slight southern aspect meaning you will be able to enjoy the sun during the warmer months for a large majority of the day, the property also has side access leading from the rear garden to the front of the home.



| Energy Efficiency Rating | |
|---|-----------|
| Current | Potential |
| Very energy efficient - lower running costs | |
| (92 plus) A | 86 |
| (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 | |

| Environmental Impact (CO ₂) Rating | |
|---|-----------|
| Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | |
| (92 plus) A | 86 |
| (81-91) B | |
| (69-80) C | |
| (55-68) D | |
| (39-54) E | |
| (21-38) F | |
| (1-20) G | |
| Not environmentally friendly - higher CO ₂ emissions | |
| England & Wales EU Directive 2002/91/EC | |

Lounge/Diner
23'9 x 12'5 > 10'6" (7.24m x 3.78m > 3.20m)

Kitchen
18'0 x 8'0" (5.49m x 2.44m)

Utility
11'0 x 5'3 (3.35m x 1.60m)

Bedroom One
15'9 x 11'8 (4.80m x 3.56m)

En-Suite

Family Bathroom

Bedroom Two
11'10 x 10'0 (3.61m x 3.05m)

Bedroom Three
15'0 x 11'8 (4.57m x 3.56m)

Loft Room/Office
15'0 x 11'10 (4.57m x 3.61m)

Additional information

The following details have been provided by the vendor, as required by Trading Standards. These details should be checked by your legal representative for accuracy.

Property type: End Terrace House

Property construction: Traditional

Mains Electricity

Mains Water & Sewage: Supplied by Wessex Water

Heating Type: Gas

Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker.

checker.ofcom.org.uk/

Disclaimer

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. All measurements are approximate. Any details including (but not limited to): lease details, service charges, ground rents, property construction, services, & covenant information are provided by the vendor and you should consult with your legal advisor/ satisfy yourself before proceeding. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

12 Easton Street, Portland, Dorset, DT5 1BT

Tel: 01305 822 222 Email: office@hgh.co.uk www.hgh.co.uk