



6 Avalanche Road

Portland, DT5 2DJ



**Offers In Excess Of
£385,000 Freehold**



Avalanche Road

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- Sizeable Three Storey Stone Cottage
- Sea Views from the Rear
- Four Bedrooms
- Two Reception Rooms
- Driveway
- Character Features Throughout
- No Forward Chain
- Expansive Garden with Studio / Workshop
- Cellar
- Solar Panels





Built in circa 1870 and boasting FAR REACHING SEA VIEWS from the rear is this spacious, three-storey Portland Stone semi-detached home, boasting four bedrooms, two reception rooms and a basement. Adorned with charming period features, including exposed Stone blockwork and benefitting from a driveway and a sprawling garden with a studio.

Accommodation;



Entry is gained via vestibule with original style Victorian floor tiles and leads through to the ground floor. The front of the property enjoys a snug reception room with ample character features such as deep set window, feature Portland Stone Fireplace and beamed ceiling.

Adjacent to the snug is the kitchen, a well proportioned room with ample wood effect units, an island, an integrated eye level oven, inset gas hob and features high ceilings and a further Portland Stone Feature wall. An opening provides access through to the main living space, a good sized room with sliding doors leading out to a decked area. From this space, an internal door provides access into the fourth bedroom.

The ground floor bedroom is a sizeable space with ample built in storage, plenty of room for a double bed and enjoys a sliding door out onto a decked area, a 'Jack and Jill' ensuite bathroom connects to a utility room with ample storage and space for washing machine.



To the first floor are two double bedrooms and a family bathroom. Both bedrooms enjoy ample character features such as beautiful exposed Portland Stone walls, high ceilings and wood panelling. The primary room also enjoys the added benefit of a large built in, floor to ceiling wardrobe.

The good size bathroom is made up of a pedestal wash hand basin, WC, panel enclosed bath and a separate shower cubicle.

To the top floor is a final bedroom, a large room with ample storage, wood cladding and an exposed Portland Stone gable end. A dormer window provides near 180 degree sea views towards Lulworth Cove.

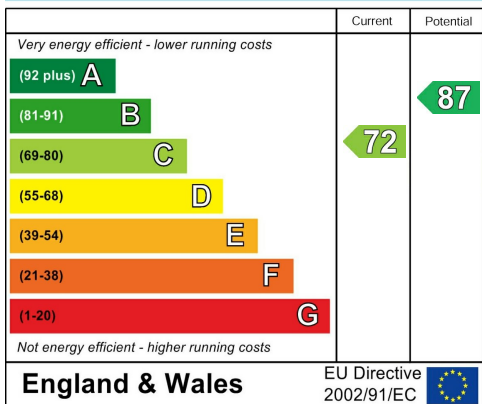


- Lounge**
22'1" x 9'8" (6.73m x 2.95m)
- Dinning Room**
11'11" x 11 (3.63m x 3.35m)
- Kitchen**
11'8" x 11'4" (3.56m x 3.45m)
- Bedroom Four**
9'8" x 11'9" (2.95m x 3.58m)
- Utility Room**
4'6" x 7'4" (1.37m x 2.24m)
- Bedroom One**
14'6" x 11'11" (4.42m x 3.63m)
- Bedroom Two**
11'8" x 9'6" (3.56m x 2.90m)
- Bathroom**
11'1" x 7'7" (3.38m x 2.31m)
- Bedroom Three**
12' x 10'1" (3.66m x 3.07m)
- Cellar**
12'0" x 10'11" (3.66 x 3.35)
- Studio**
13'10" x 11'1" (4.24 x 3.40)

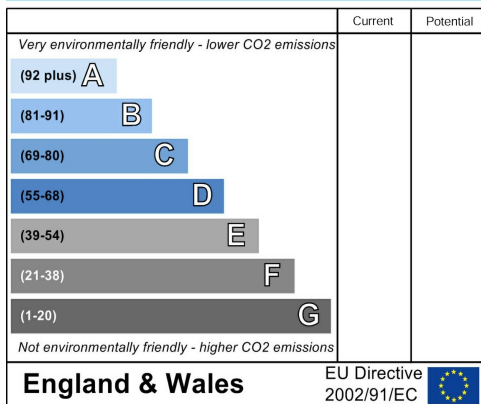
Solar Panels

The owner has advised us that there are 4 solar panels on the workshop and 12 in the garden garden which provide electricity during the day with excess returned to the grid currently providing an income of just under £2000 per anum.

Energy Efficiency Rating



Environmental Impact (CO₂) Rating



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: Semi Detached
- Property construction: Standard Construction
- 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.

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