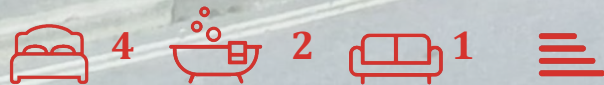




**70. Grove Road**  
Portland, DT5 1DB



**Offers In Excess Of  
£270,000 Freehold**

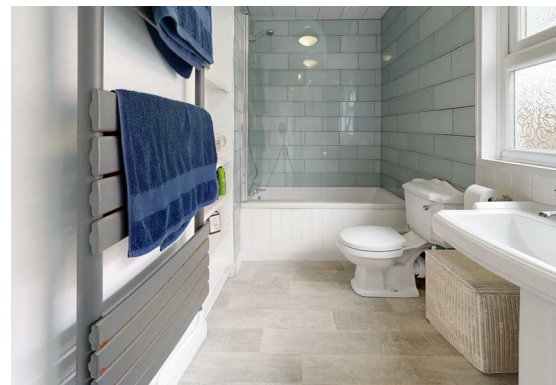


## Grove Road

Portland, DT5 1DB

- Three/Four Bedrooms + Loft Space
- Upstairs Dressing/ Shower Room
- Council Tax Band B
- Local Coastal Walks With Far Reaching Sea Views
- Modern Kitchen
- Downstairs Bathroom
- Low Maintenance Rear Courtyard Garden
- Spacious Dining Room
- Well Presented Throughout
- Short Stroll to Easton Square





**\*3D VIRTUAL TOUR AVAILABLE\***

This **WELL PRESENTED, THREE/FOUR BEDROOM HOUSE**, just a short walk from the heart of Easton, offers a **LOW-MAINTENANCE** rear courtyard garden, **SPACIOUS ACCOMODATION** and **MODERN KITCHEN**.



As you step through the front door, you find yourself in the spacious entrance hallway which leads you into the well proportioned dining room with a feature fireplace. To the right, the main reception space benefits from a large front aspect



window, enjoying views of St Peters Church.

The dining room is open to a modern, white gloss kitchen with ample countertops and space for appliances. The downstairs bathroom containing a panelled bath, separate shower, WC and pedestal wash basin sits to the rear of the property.

This three/four bedroom family home also benefits from a low maintenance rear courtyard garden with rear access, shed and is mostly laid to artificial grass with a decked area.



As you ascend to the first floor, the space comprises: three/four bedrooms; a dressing room/bedroom four leading into the shower room as well as a spiral staircase leading into the loft space. The loft space is carpeted with wood-paneled walls and a sky light spilling light into the space.



- Living Room**  
10'9" x 13'9" (3.3 x 4.2)
- Dining Room**  
15'8" x 13'5" (4.8 x 4.1)
- Kitchen**  
13'1" x 10'5" (4 x 3.2)
- Family Bathroom**  
5'6" x 11'1" (1.7 x 3.4)
- Bedroom One**  
9'10" x 13'8" (3 x 4.17)
- Bedroom Two**  
13'11" x 7'4" (4.26 x 2.24)
- Bedroom Three**  
8'0" x 8'5" (2.44 x 2.58)
- Dressing Room**  
6'6" x 11'5" (2 x 3.5)
- Shower Room**  
9'10" x 4'11" (3 x 1.5)
- Loft Space**  
13'1" x 16'4" max (4 x 5 max)

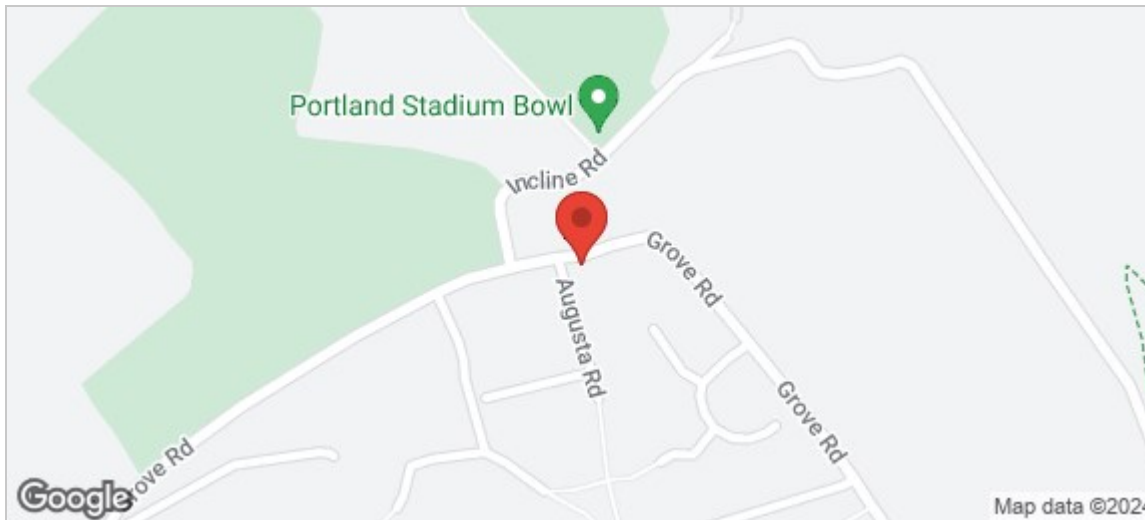
**Additional information**

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: Terraced 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.  
<https://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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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

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