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**FOR SALE**  
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Weston Road  
Portland, DT5 2BZ

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Asking Price  
£250,000 Freehold



# Weston Road

Portland, DT5 2BZ

- Charming Mid Terrace Cottage
- Boasting Character Features Throughout
- Three Bedrooms
- Two Reception Room
- Modern Fitted Kitchen
- Downstairs Bathroom
- Low Maintenance Rear Garden
- Ideal Investment or Main Residence
- Close To Local Amenities
- Stunning Coastal Walks Close By





A CHARMING & QUIANT mid terrace PERIOD COTTAGE. Finished to a BEAUTIFUL CONDITION throughout, boasting deceptively SPACIOUS ACCOMMODATION arranged over three floors. This lovely cottage benefits from TWO RECEPTION ROOMS, a modern fitted KITCHEN, ground floor FAMILY BATHROOM and THREE BEDROOMS. To the rear of the property there is a PRIVATE LOW MAINTENANCE rear garden. Positioned within easy access of LOCAL AMENITIES and stunning COASTAL WALKS.



Upon entering this charming and individual period cottage you are greeted by the welcoming and cosy



front aspect lounge. The lovely room boasts a Portland Stone feature fireplace with gas burner, characterful wooden ceiling beams and generous built in storage. Leading on from the lounge is the separate dining room. Offering rear aspect views of the low maintenance court yard, the dining room is sizeable enough to house a six person dining table and chairs. The modern fitted kitchen offers a range of eye and base level storage cupboards, integral oven and hob as well as space for free standing domestic appliances. From the kitchen a rear access door leads out to the court yard. To complete the ground floor accommodation is the family bathroom. Comprising a modern fitted suite with bath and shower over, wash hand basin and WC.

Stairs rise to the first floor where bedrooms one and two are located. Bedroom one is a deceptively spacious front aspect double bedroom, offering several built in storage cupboards. Bedroom two is a further double bedroom offering rear aspect views.



Outside to the rear of the property there is a private small low maintenance court yard, ideal for your morning coffee or enjoying some el fresco dining.

Stairs rise again to the second floor where bedroom three is located. Bedroom three is a further double bedroom with a front aspect Velux window, which allows ample amounts of natural light to flood the room.



**Lounge**  
14'1" x 12'8" (4.30 x 3.88)

**Dining Room**  
11'2" x 7'11" (3.42 x 2.42)

**Kitchen**  
5'8" x 9'11" (1.74 x 3.04)

**Bathroom**  
6'2" x 5'6" (1.88 x 1.68)

**Bedroom One**  
10'8" x 11'10" (3.27 x 3.61)

**Bedroom Two**  
11'2" x 8'2" (3.41 x 2.51)

**Bedroom Three**  
10'11" x 10'9" (3.34 x 3.29)

**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: Mid Terrace Cottage
- Property construction: Standard
- Mains Electricity
- Mains Water & Sewage: Supplied by Wessex Water
- Heating Type: Gas Central Heating
- Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker. [checker.ofcom.org.uk/](http://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) A			
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	