



**Kingbarrow Drive**

Portland, DT5 2FH

 2  1  1  B

**Asking Price**  
**£265,000 Freehold**

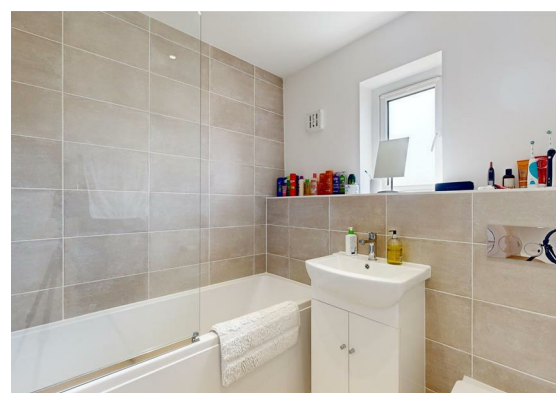


# Kingbarrow Drive

Portland, DT5 2FH

- Modern End Of Terrace Starter Home
- Positioned In The Heart Of Newly Built Development
- Two Double Bedrooms
- Open Plan Lounge/Diner
- Modern Fitted Kitchen
- Downstairs WC
- Family Bathroom
- Private Low Maintenance Garden
- Two Allocated Parking Spaces
- Several Years Remaining Of The New Build Warranty





Situated in the HEART OF HIGHLY POPULAR NEW BUILD DEVELOPMENT, is this light and airy TWO DOUBLE BEDROOM end of terrace family home. Boasting several remaining years of its NEW BUILD WARRANTY this ideal STARTER HOME offers a large open plan LOUNGE/DINER, modern fitted kitchen, down stairs WC and family bathroom. Externally there is a LOW MAINTENANCE rear garden leading to the property's TWO ALLOCATED PARKING SPACES.

Upon entering the property you are



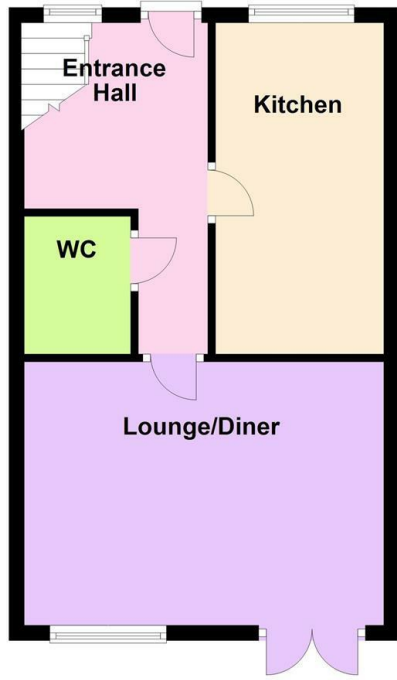
greeted by a welcoming entrance hallway where doors lead to all principal rooms. This Iris house type built by Betterment Properties LTD, boasts light and airy accommodation throughout. This well-presented modern starter home boasts a spacious front aspect modern fitted kitchen. The kitchen offers a wide selection of colour matching eye and base level storage cupboards, integral oven and hob as well as space for free-standing domestic appliances. The fantastic sized open plan lounge/diner which runs the width of the property benefits from French doors opening out to the rear garden and a further rear aspect window, allowing ample amounts of natural light to flood the room. To complete the ground floor accommodation is the downstairs WC which is located off the entrance hallway.

To the first floor are two LIGHT and SPACIOUS, double bedrooms with large windows and ample space for furniture. A family bathroom boasts a panel enclosed bath with shower, vanity wash hand basin, heated towel rail and a WC.

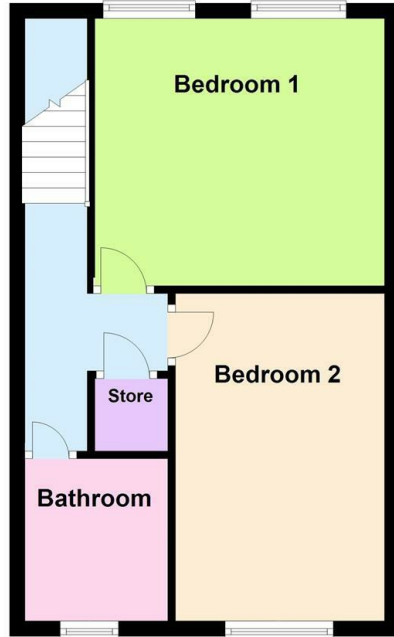


To the rear is a westerly aspect rear garden, enclosed with feather edge fencing and a gate. The garden is mostly planted with shrubs and flowers with an area of patio, perfect for enjoying the afternoon sunshine.

### Ground Floor



### First Floor



**Lounge/Diner**  
16'4 x 11'2 (4.98m x 3.40m)

**Kitchen**  
7'1 x 13'11 (2.16m x 4.24m)

**Downstairs WC**  
4'5 x 6'2 (1.35m x 1.88m)

**Bedroom One**  
12'10 x 11'8 (3.91m x 3.56m)

**Bedroom Two**  
8'10 x 14' (2.69m x 4.27m)

**Family Bathroom**  
6'10 x 6'3 (2.08m x 1.91m)

#### 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 Of Terrace  
 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			96
(81-91) B		85	
(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	