



Croft Road
Portland, DT5 2HH

 3  1  1  C

Asking Price
£200,000 Freehold



Croft Road

Portland, DT5 2HH

- Mid Terrace Family Home
- Being Offered For Sale With No Onward Chain
- Requiring Modernisation Throughout
- Three Bedrooms
- Open Plan Lounge/Diner
- Fitted Kitchen
- Family Bathroom
- Off Road Parking
- Private Rear Garden
- Ideal Investment or First Time Purchase





Being OFFERED FOR SALE WITH NO ONWARD CHAIN is this THREE BEDROOM mid terrace IDEAL FAMILY HOME. Boasting SPACIOUS LIGHT AND AIRY accommodation throughout, comprising a FRONT ASPECT LOUNGE, dining area running the WIDTH OF THE PROPERTY, fitted kitchen and additional reception room. Upstairs there are THREE BEDROOMS and FAMILY BATHROOM. Off ROAD PARKING TO THE FRONT and a low maintenance REAR GARDEN.

Access is gained via the purpose built entrance porch, where internal doors lead to all principal rooms. This ideal mid terrace family home benefits from



a sizeable front aspect lounge. The lounge is a deceptively spacious room with understairs storage cupboard. An opening from the lounge leads through to the dining area which runs the width of the property. From the dining area access can be gained to the fitted kitchen, offering eye and base level storage cupboards, and space for domestic appliances. From the dining area a rear door leads out to the garden. To complete the ground floor accommodation is the study, formally a integral garage, which could be used as a reception room or additional bedroom.

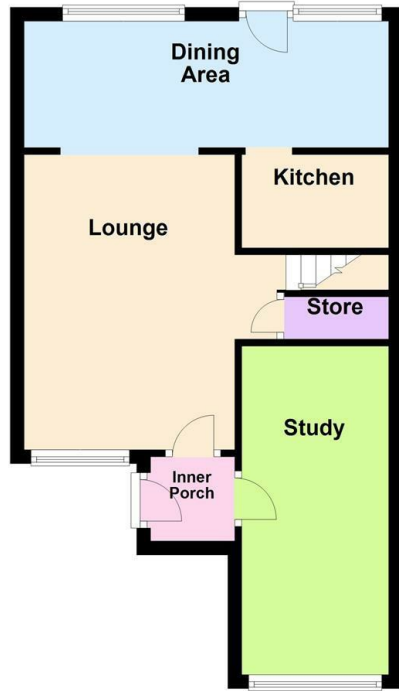
Stairs rise to the first floor where bedrooms one, two, three and family bathroom are located. Both bedrooms one and two are of double size. Bedroom three is an ideal guest bedroom. The family bathroom comprises a fitted suite with bath and shower over, wash hand basin and WC.

This ideal family home requires light modernisation throughout, with viewings coming highly advised to appreciate the size, space and potential on offer.

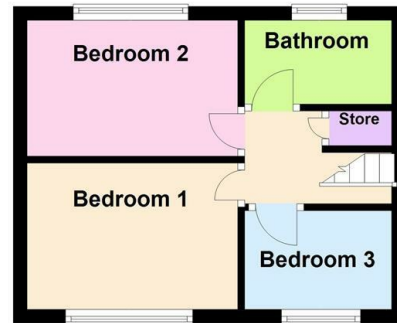


To the front of the property there is a block paved driveway providing off road parking. The rear garden is a private low maintenance space offering a mixture of patio area and lawn, making it ideal for entertaining and el fresco dining.

Ground Floor



First Floor



Lounge
19'6 x 10'3 (5.94m x 3.12m)

Dining Area
6'9 x 16'8 (2.06m x 5.08m)

Kitchen
6'1 x 8'10 (1.85m x 2.69m)

Study
15'7 x 7'3 (4.75m x 2.21m)

Bedroom One
10'3 x 8'8 (3.12m x 2.64m)

Bedroom Two
9'1 x 8'11 (2.77m x 2.72m)

Bedroom Three
7' x 9'1 (2.13m x 2.77m)

Bathroom
6'2 x 9'1 (1.88m x 2.77m)

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

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/

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 adviser/satisfy yourself before proceeding. No person in this firm's employment



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		72	
(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			
(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	