

**Victoria Road**  
Portland, DT5 1DG

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**Asking Price**  
**£240,000 Freehold**

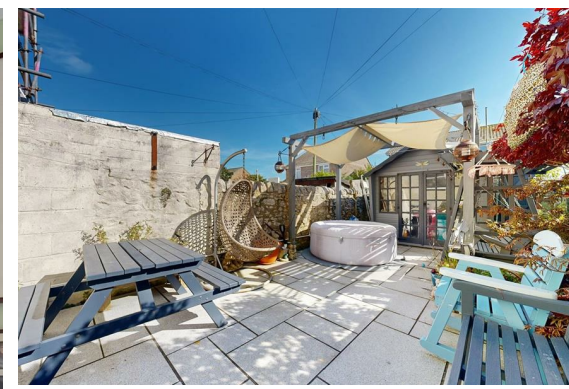




# Victoria Road

Portland, DT5 1DG

- Family Home Available
- Three Double Bedrooms
- Southerly Low-Maintenance Rear Garden
- Cosy Living Room with Bay Window
- Sizeable Family Bathroom
- Downstairs Bedroom with En Suite
- Well-Presented Accommodation
- Light & Airy
- Nearby Transport Links
- Close to Coastal & Country Walks







This versatile THREE DOUBLE BEDROOM FAMILY HOME with LOW-MAINTENANCE SOUTHERLY-ASPECT REAR GARDEN is offered For Sale. This mid terrace property features two upstairs double bedrooms as well as a third double bedroom set on the ground floor, offering flexible living for those that require living conditions on one level. The ground floor also comprises a living room set to the front of the property as well as a kitchen, downstairs bathroom and a well presented southerly aspect garden. To the first floor in addition to the two double bedrooms is a spacious family



shower room.

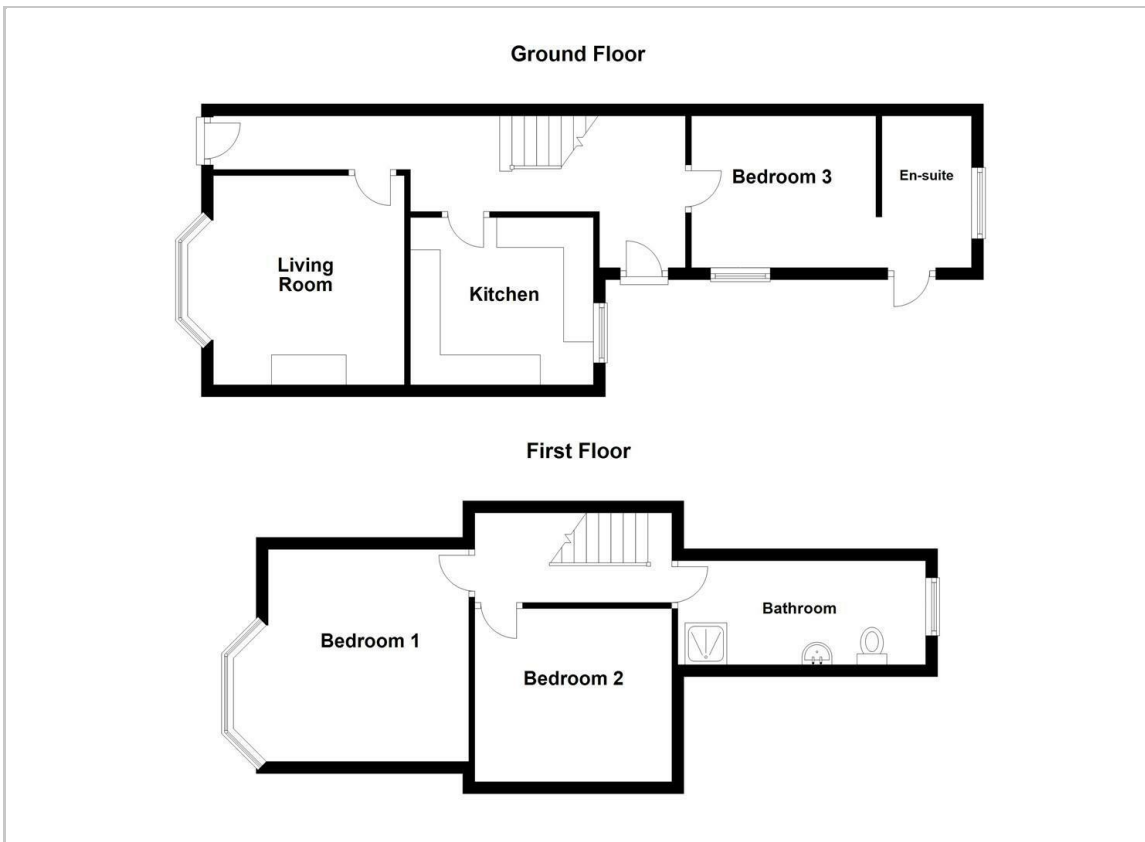
Stepping through the front door of the property you are greeted by a welcoming entrance hallway, where doors lead to all principal rooms. This family home offers a spacious living room with a large bay window allowing for plenty of natural lighting. The room has adequate space for an array of living room furniture without compromising floor space. The kitchen offers a number of wall and base units and built in cooker, hob and extractor fan. Finishing the kitchen there is space for large double fridge/freezer, washing machine and tumble drier.

Set to the rear of the property is hallway access to the rear garden, a double bedroom with private access to the downstairs bathroom.



Stairs rise to the first floor where bedrooms one, bedroom two and the family shower room are located. Bedroom one is a good size double bedroom further benefitting from a large bay window and features a bespoke built in wardrobes. Bedrooms two is a generous size double overlooking the southerly aspect garden. The family shower room comprises a modern walk in double shower, wash hand basin and WC. There is additional storage also located in the shower room.

The rear garden is laid with large paving slabs and has shrubs to the side spanning the length of the garden. There is a large pergola offering a welcome shaded area with some seating as well as a large summer house/garden room.



**Living Room**  
13'5" x 10'7" (4.09m x 3.23m)

**Kitchen**  
10'8" x 9'2" (3.25m x 2.79m)

**Bedroom Three**  
10'2" x 7'8" (3.10m x 2.34m)

**Downstairs Bathroom**  
8'10" x 5'10" (2.69m x 1.78m)

**Bedroom One**  
13'3" x 11'4" (4.04m x 3.45m)

**Bedroom Two**  
10'10" x 8'11" (3.30m x 2.72m)

**Family Bathroom**  
13'8" x 6'3" (4.17m 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: Mid Terrace House  
Property construction: Standard  
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/](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			85
(81-91) B			
(69-80) C		66	
(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	