



Croft Road
Portland, DT5 2HH

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Offers In Excess Of
£210,000 Freehold



Croft Road

Portland, DT5 2HH

- In Need of Some Modernisation
- Three Bedrooms
- Spacious Dual-Aspect Lounge Diner
- Westerly-Aspect Rear Garden with Rear Access
- Front Garden & Off-Road Parking
- Integral Garage
- Upstairs Family Bathroom
- No Onward Chain
- Buy-To-Let Investment Opportunity
- Council Tax B & EPC C





This THREE BEDROOM HOME with INTEGRAL GARAGE, OFF-ROAD PARKING to the front and WESTERLY-ASPECT REAR GARDEN is presented For Sale. The property boasts a SIZEABLE DUAL-ASPECT LOUNGE DINER and is in NEED OF SOME MODERNISATION but provides a fantastic BUY-TO-LET OPPORTUNITY or FAMILY HOME. The house is offered for sale with NO ONWARD CHAIN.

To the front, the property hosts a lawned area, various shrubs and off-road parking. Walking towards the main residence, the property hosts an integral garage and entrance porch to the left. The entrance porch provides a

welcome entrance to the property and a perfect storage space for shoes and coats.

Through the porch, the ground floor accommodation provides a sizeable dual-aspect lounge diner. The space is light and airy and provides ample space, well-suiting the conveniences of modern family life. The living room hosts a storage cupboard with plenty of room for storing belongings.

The ground floor also boasts the property's kitchen. The kitchen hosts oak-effect kitchen cabinets with grey-granite effect worktops offer. The space has an integral oven with hob over and a freestanding washing machine: also providing space for a freestanding fridge-freezer. The room also has a window overlooking the rear, private garden and a door leading into it.

Ascending to the first floor, the space provides three bedrooms and the family bathroom as well as boiler cupboard. The bedrooms are well-proportioned, each with a respective front or rear aspect window. The accommodation would well-suit a family with ample space provided. The family bathroom hosts a corner panelled bath with screen and shower over as well as wash-hand basin and WC.

The property is in need of some modernisation, but would make a fantastic buy-to-let investment or family home. The residence is offered for sale with no onward chain.





Living Room
19'8" max x 9'10" max (6m max x 3m max)

Kitchen
6'0" x 8'10" max (1.85m x 2.7m max)

Bedroom One
10'2" x 8'10" (3.1m x 2.7m)

Bedroom Two
9'2" x 9'2" (2.8m x 2.8m)

Bedroom Three
9'2" x 7'0" (2.8m x 2.15m)

Family Bathroom
8'2" x 6'0" (2.5m x 1.85m)

Additional information

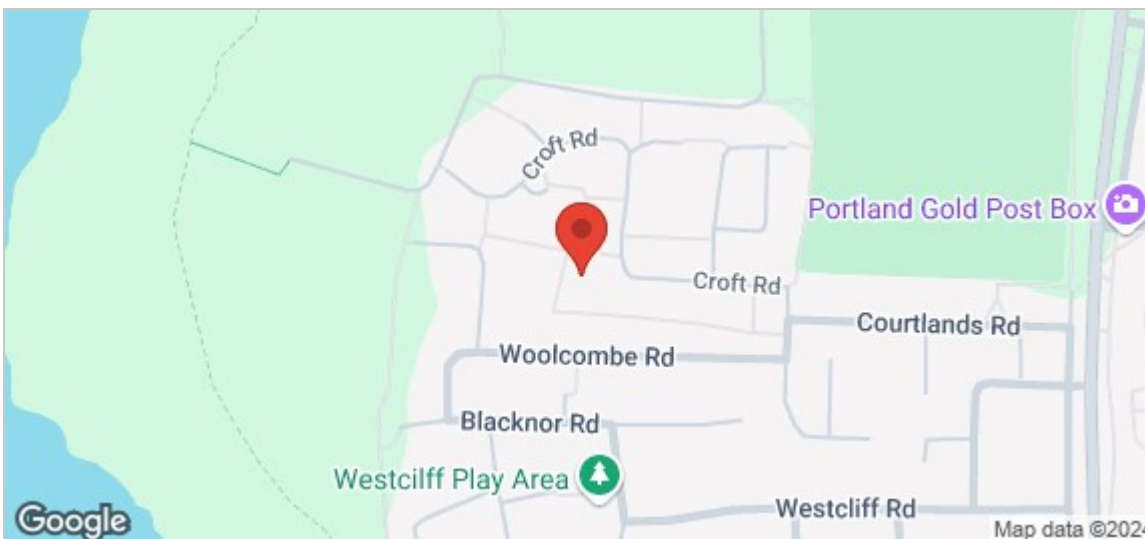
The following details have been provided by the vendor, as required by Trading Standards. These details should be checked by your legal representative for accuracy.

Property type: Mid Terrace House
Property construction: 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. 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 firm's 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 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	