



**Freshwater Close**  
Portland, DT5 2ES

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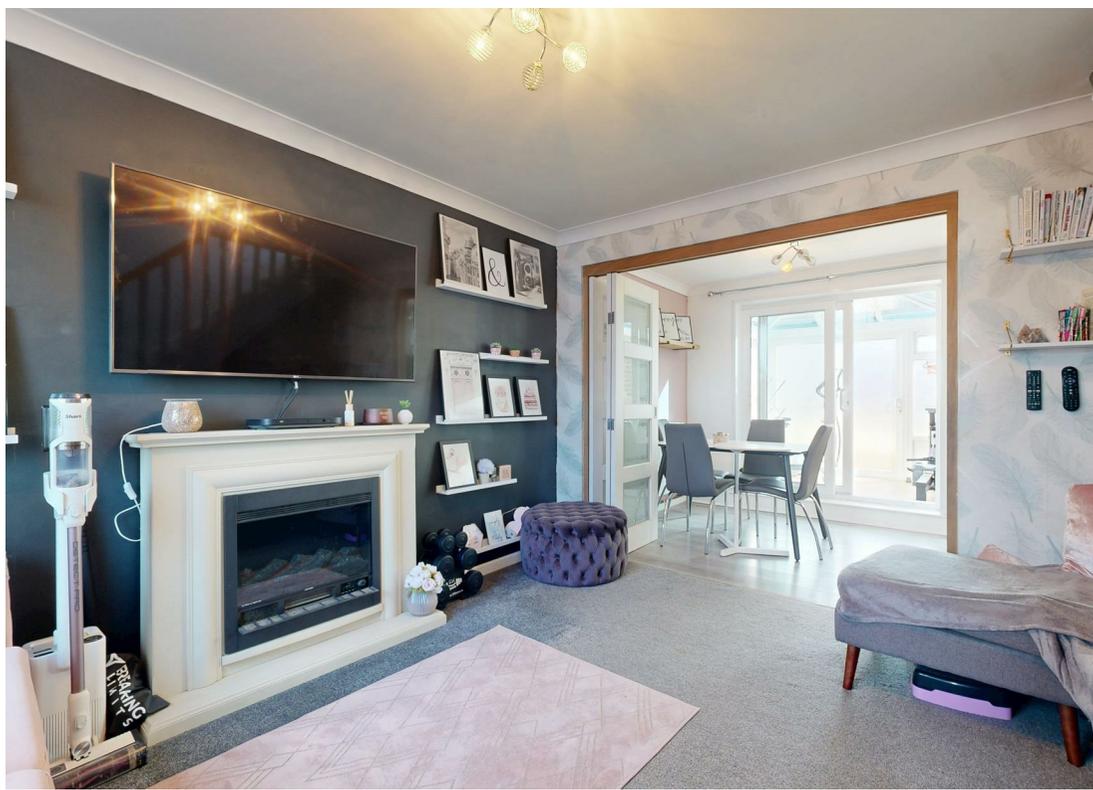
**Offers In Excess Of**  
**£245,000 Freehold**

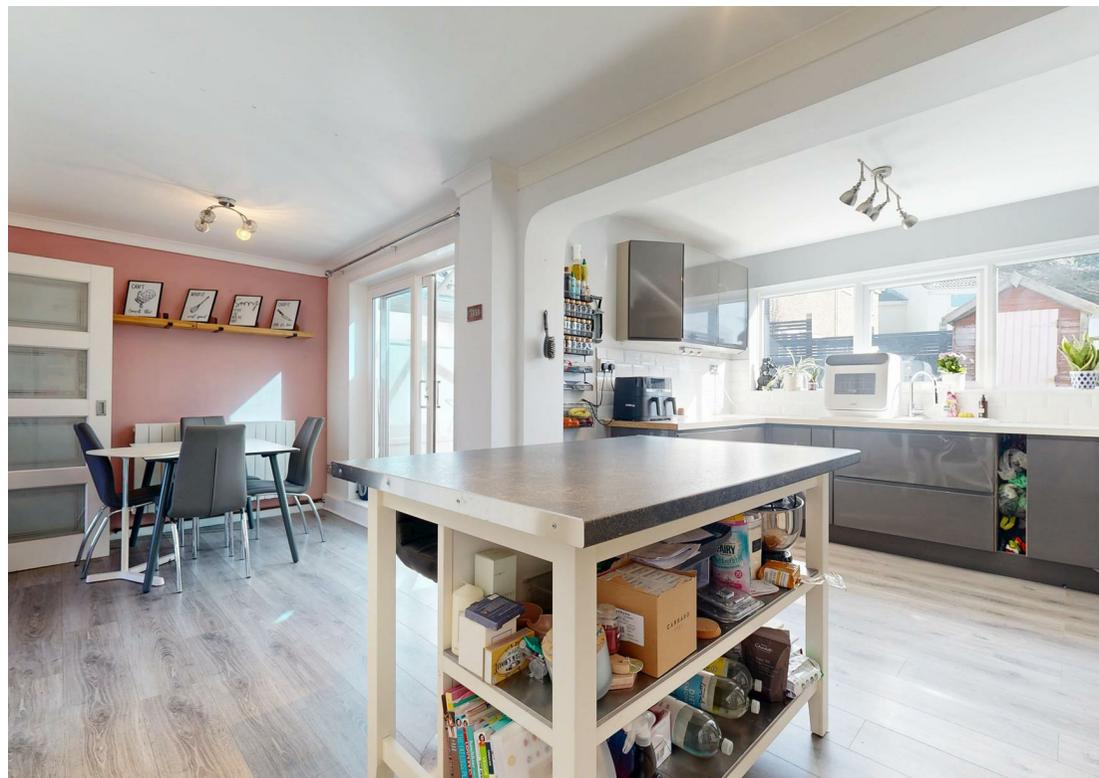


# Freshwater Close

Portland, DT5 2ES

- Beautifully-Presented Family Home
- Cosy Stylish Living Room
- Open-Style Kitchen Diner
- Driveway to Front ~ Parking for Two Vehicles
- Conservatory, Utility Room & Study
- Low-Maintenance Garden with Rear Access
- Three Bedrooms
- Well-Presented Accommodation
- Close to Transport Links
- Nearby School & Children's Play Parks





**\*\*STAR BUY\*\***

This WELL-PRESENTED, THREE BEDROOM HOUSE, which would make an IDEAL FAMILY HOME, is presented for sale. The property offers a COSY LIVING ROOM, OPEN-PLAN KITCHEN-DINER as well as CONSERVATORY, UTILITY ROOM and STUDY. Viewings are highly advised to fully appreciate the property on offer.



To the front, the property offers a driveway with off-road parking for two vehicles. Stepping over the threshold, you find yourself in the entrance porch. The porch provides a welcome entrance to the property before entering the integral accommodation.



Initially, you find yourself in the cosy, well-presented living room. The room contains a staircase ascending to the first floor, a freestanding feature fireplace and currently hosts two sofas - creating the perfect space to relax in of an evening.

Bi Folding doors open into the property's open-plan kitchen diner. The kitchen comprises modern grey cabinets with white marble-effect worktops over and space for some freestanding appliances. The room provides plenty of space for a dining table to enjoy the conveniences of modern family life.

The ground floor accommodation also provides access to the utility space and home study. The space provides handy additional space to the accommodation. The property also benefits from a conservatory to the rear leading into the garden. The conservatory is currently set up with home work out equipment and is an incredibly utilisable space.



The first floor comprises three bedrooms and the property's bathroom. The bedrooms are well-proportioned, light and airy and neatly presented. The bathroom comprises a corner-panelled 'p-shaped' bath with screen and shower overhead as well as wash-hand basin and WC.

Externally, the property boasts a rear low-maintenance garden. The space presents the perfect space to relax of a summer evening and hosts a shed as well as rear access.

Viewings are highly advised to fully appreciate the property.



**Living Room**  
12'5" x 11'11" (3.8m x 3.65m)

**Kitchen Diner**  
19'8" max x 16'4" max (6m max x 5m max)

**Conservatory**  
8'11" x 8'3" (2.72m x 2.52m)

**Bedroom One**  
11'11" max x 10'9" max (3.64m max x 3.29m max)

**Bedroom Two**  
13'1" max x 7'6" max (4.01m max x 2.31m max)

**Bedroom Three**  
11'8" max x 8'11" max (3.56m max x 2.72m max)

**Bathroom**

**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 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	