



High Street

Fortuneswell Portland, DT5 1JQ

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Asking Price
£315,000 Freehold

Hull
Gregson
Hull



High Street

Fortuneswell Portland, DT5 1JQ

- Well Presented Throughout
- Three Bedrooms
- Spacious Sitting/Dining Room
- Low Maintenance Rear Garden
- Downstairs WC
- Front Aspect Bay Window
- Family Bathroom & En Suite
- Modern Fitted Extended Kitchen
- Sought After Residential Location
- Close Proximity To Local Amenities





A WELL PRESENTED THREE BEDROOM family home comprising spacious FRONT ASPECT SITTING/DINING ROOM, bright and airy MODERN FITTED KITCHEN, DOWNSTAIRS WC and LOW MAINTENANCE REAR GARDEN. Set in the popular residential location of FORTUNESWELL, this home is in walking distance to LOCAL AMENITIES, TRANSPORT LINKS and CHESIL BEACH.



Stepping into this property you enter the spacious sitting/dining room which has been decorated to a high modern standard, and also features a working wood burner. To the front aspect is the large bay window which allows plenty



of natural light to flood the room. Moving to the rear of the property is where the modern fitted kitchen is, offering a range of wall and base level units, fitted appliances, and an island with additional storage. Completing the downstairs accommodation is the WC and low maintenance rear garden.

To the first floor is where the two bedrooms and family bathroom are located. The main bedroom is a great size double and is tastefully decorated throughout. There is a large fitted wardrobe and large window within. The second bedroom is currently being used as a home office/guest room and overlooks the rear garden. The family bathroom comprises a walk in shower, bathtub, wash hand basin and WC.

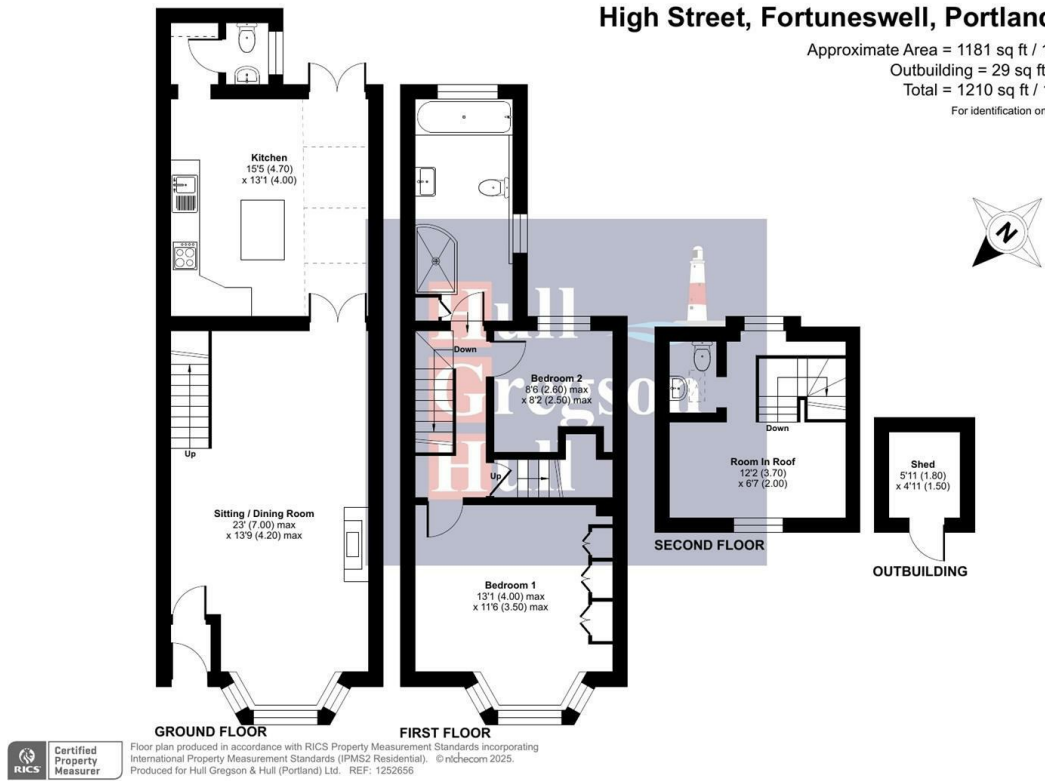
To the second floor of the property is where the third bedroom and ensuite is. The bedroom is a comfortable and is further benefited by an en suite.

To the outside is a low maintenance rear garden laid to patio with some shrubs to border. There is currently a table and chairs set out for enjoying the Spring/Summer sunshine.



High Street, Fortuneswell, Portland, DT5

Approximate Area = 1181 sq ft / 109.7 sq m
Outbuilding = 29 sq ft / 2.6 sq m
Total = 1210 sq ft / 112.3 sq m
For identification only - Not to scale



Sitting / Dining Room

22'11" x 13'9" (7m x 4.2m)

Kitchen

15'5" x 13'1" (4.7m x 4m)

Downstairs WC

Bedroom One

13'1" x 11'5" (4m x 3.5m)

Bedroom Two

8'6" x 8'2" (2.6m x 2.5m)

Family Bathroom

Room In Roof

12'1" x 6'6" (3.7m x 2m)

External Shed

5'10" x 4'11" (1.8m x 1.5m)

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

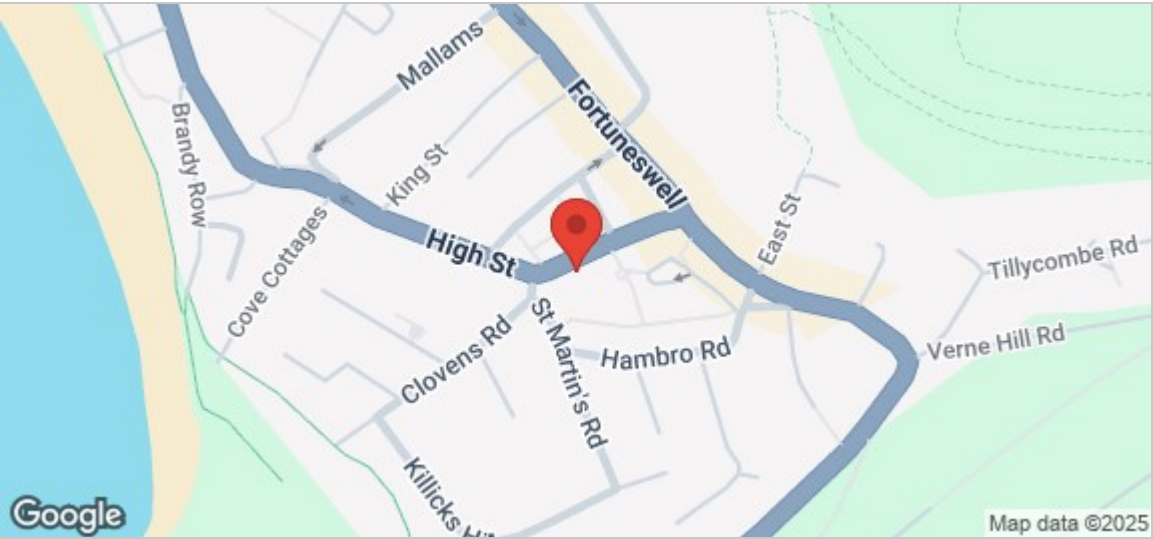
Mains Water & Sewage: Supplied by Wessex Water

Heating Type: Gas Central

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 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	84

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	