



Easton Street
Portland, DT5 1BS



**Offers In Excess Of
£300,000 Freehold**



Easton Street

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- Extended End Terraced Cottage
- Sunny Aspect Rear Garden
- Summerhouse with Power
- Four Bedrooms
- Shower Room
- Utility Room
- Character Features Throughout
- Two Reception Rooms
- Log Burner
- Large Kitchen Farmhouse Style Kitchen





This CHARMING CHARACTER COTTAGE with FOUR BEDROOMS, TWO RECEPTION ROOMS AND A LARGE, WESTERLY GARDEN, situated on Easton Street is presented For Sale. The property enjoys an array of CHARACTER FEATURES to include Portland Stone Chimneys and exposed beams, adding to the cottage feel.



Entering over the threshold, you find yourself in the entrance porch. From the entrance hallway - which provides access through to all ground floor accommodation -, to the right, you find yourself in the front aspect Sitting Room. The room is well-proportioned and boasts a feature Portland Stone fireplace with Log Burner and deep set window to the front. The space is well-presented and would make the perfect space to entertain guests or relax with family of an evening.



Adjacent to the Sitting Room, you find yourself in the well proportioned Dining Room which leads into the kitchen and enjoys a UPVC door onto the rear garden in addition to a further Exposed Portland Stone feature chimney, with decorative logs and fair lights sat inside. The room presents as a beautiful space to enjoy meals, a morning coffee or to catch up on a few work emails.

To the rear of the ground floor accommodation, you find yourself in the Kitchen. The Kitchen is well-presented, light and airy and boasts ample space for appliances. The kitchen comprises off-white shaker style kitchen cabinets with oak effect worktops over with eye level double oven, inset electric hob, ceramic sink and space for appliances. The ground floor also comprises a downstairs WC and utility to the rear.

The first floor comprises of three bedrooms and the family shower room. Bedrooms two and three are generously-sized doubles, the second bedroom has a pleasant outlook over Easton Street. while Bedroom three overlooks the rear garden. The rooms are light and airy, boasting plenty of space for a double bed and other furnishings. Bedroom four is well-proportioned & is currently utilised as a craft room.



Bedroom one is situated to the top floor and benefits from a skylight. The room is sizeable and offers ample space for furniture.

To the rear is a large, westerly aspect rear garden with initial patio, lawn, areas of shrubs and trees and a sizeable summerhouse with power.



Kitchen
21'11" x 7'6" (6.7 x 2.3)

Utility
8'2" x 7'2" (2.5 x 2.2)

Dining Room
9'2" x 12'1" (2.8 x 3.7)

Lounge
11'1" x 14'1" (3.4 x 4.3)

Bedroom One
13'5" x 14'5" (4.1 x 4.4)

Bedroom Two
9'2" x 12'1" (2.8 x 3.7)

Bedroom Three
11'0" x 9'2" (3.36 x 2.8)

Bedroom Four
10'5" x 8'2" (3.2 x 2.5)

Shower Room
4'11" x 10'9" (1.5 x 3.3)

Summer House
11'5" x 9'10" (3.5 x 3)

Property type: End Terraced 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/

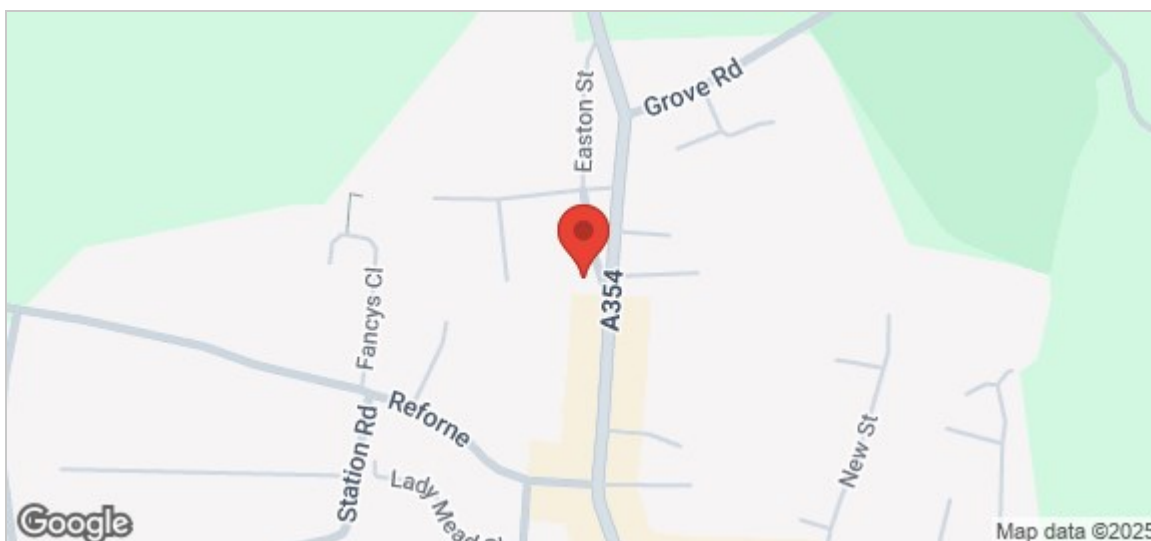
Disclaimer

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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.

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.



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		

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