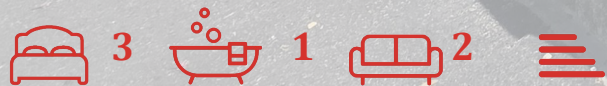




**Easton Street**  
Portland, DT5 1BT



**Offers In Excess Of  
£285,000 Freehold**

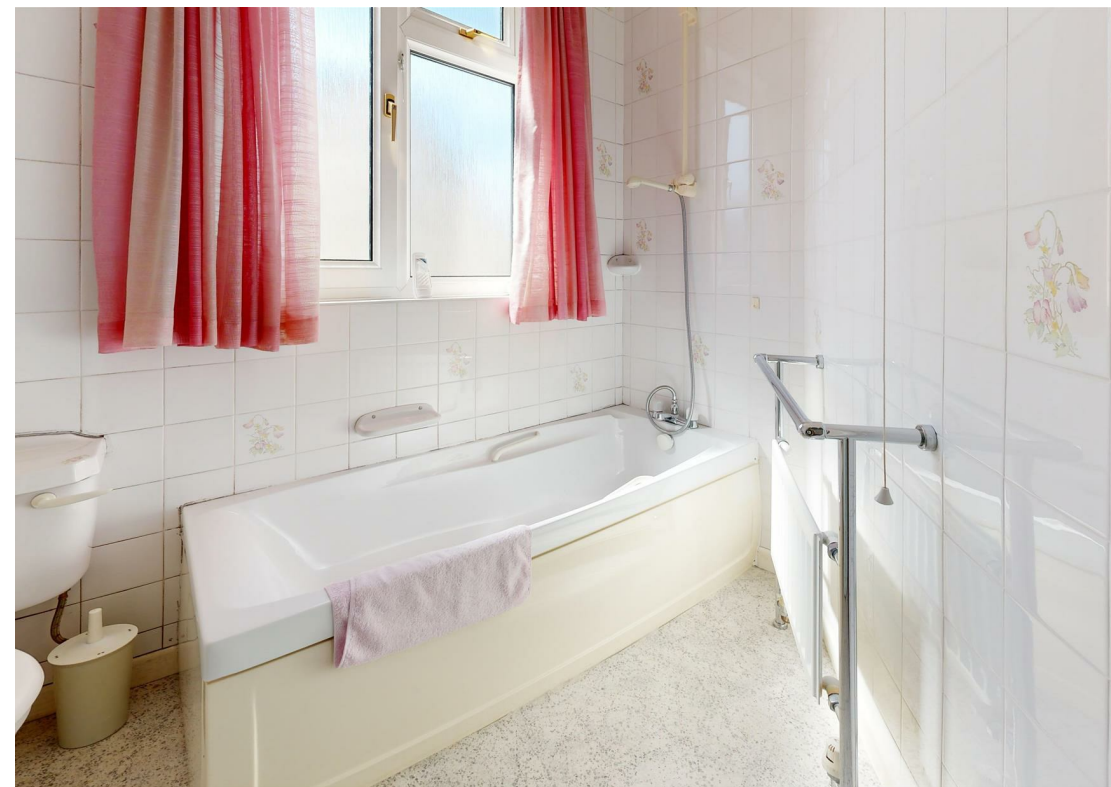




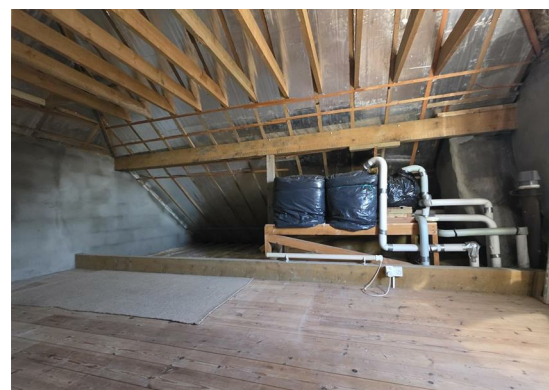
## Easton Street

Portland, DT5 1BT

- Spacious 1960s Bay Fronted Family Home
- Portland Stone Façade
- Two Generous Reception Rooms
- Detached Double Garage with Parking for Two Cars
- Potential to Extend in Loft Space (Subject to Planning)
- Utility Area
- Low Maintenance Rear Garden
- No Forward Chain
- Requires Modernisation Throughout
- High Ceilings Throughout







Situated on a popular residential street and boasting a classic 1960s Portland Stone, BAY FRONTED façade, this substantial THREE BEDROOM end-of-terrace home presents a great opportunity for a family home. With generous proportions throughout, a DOUBLE GARAGE, and scope for further development into the loft space (subject to the relevant planning permissions).



Step through the front door into a welcoming entrance hall, where the home's sense of space becomes immediately apparent. The ground floor features two well-proportioned reception rooms, offering versatile living and entertaining spaces. The front reception benefits from the distinctive bay window, allowing natural light to flood in and creating a warm and inviting atmosphere, while the rear reception provides direct views onto the private garden.

The generous galley-style kitchen is well-suited for keen cooks or those looking to create a modern open-plan layout in future. To the rear of the kitchen, a small but practical utility area provides additional storage and laundry space, with direct access to the rear garden.

Upstairs, the home offers three well-sized bedrooms, all of which are generous doubles. A family bathroom completes the first floor. The loft space above offers ample head height and has clear potential for conversion to a fourth bedroom and/or en suite, subject to planning consent.

To the rear of the property sits a detached double garage, a rare feature in properties of this era, offering secure parking and excellent storage or workshop space.

Outside, the enclosed rear garden is framed by elegant Portland Stone walls, offering privacy and character. This tranquil outdoor space is ideal for relaxing, entertaining, or further landscaping.





**Living Room**  
17'2" x 11'8" (5.24 x 3.56)

**Dinning Room**  
9'3" x 14'6" (2.83 x 4.43)

**Kitchen**  
13'1" x 7'8" (4 x 2.34)

**Utility Room**  
4'0" x 5'11" (1.22 x 1.81)

**Bedroom Three**  
13'1" x 9'2" (4 x 2.8)

**Bedroom Two**  
12'5" x 9'3" (3.79 x 2.83)

**Bedroom One**  
11'8" x 15'5" (3.58 x 4.72)

**Bathroom**  
8'0" x 5'3" (2.46 x 1.61)

#### 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.

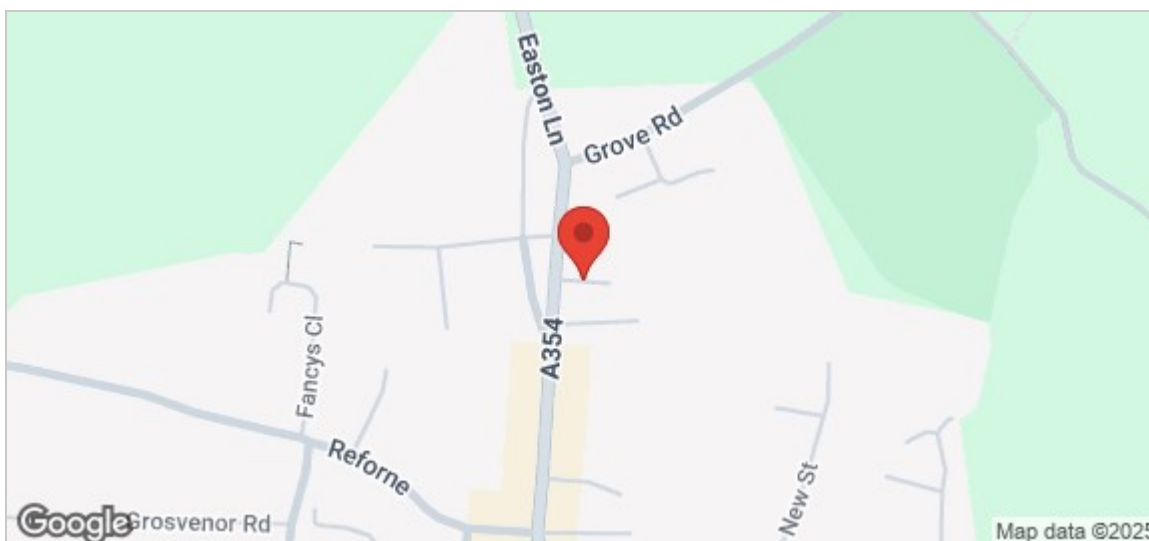
Property type: Detached  
Property construction: Standard  
Mains Electricity  
Mains Water & Sewage: Supplied by Wessex Water  
Heating Type: Gas

Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker.  
checker.ofcom.org.uk/

#### Disclaimer

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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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