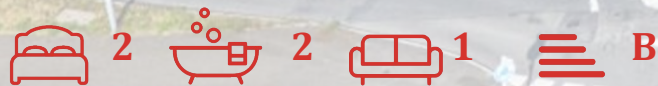


Avalanche Road
Portland, DT5 2DL



**Offers In Excess Of
£260,000 Freehold**

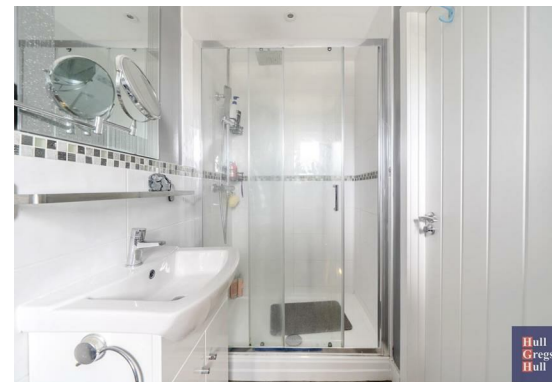


Avalanche Road

Portland, DT5 2DL

- Modern Mid Terrace Family Home
- Two Double Bedrooms
- Front Aspect Reception Room
- Modern Fitted Kitchen/Breakfast Room
- Downstairs WC
- Family Bathroom & En-suite
- Private Low Maintenance Rear Garden
- Allocated Parking Spaces
- Highly Popular Residential Location
- Viewings Highly Advised





A MODERN MID TERRACE FAMILY HOME, situated in a highly popular residential location. This well presented LIGHT AND AIRY mid terrace property benefits from IMMACULATELY PRESENTED accommodation throughout comprising, FRONT ASPECT RECEPTION ROOM, a modern fitted KITCHEN/BREAKFAST ROOM, downstairs WC, TWO DOUBLE BEDROOMS, en-suite and family bathroom. Outside there is a PRIVATE LOW MAINTENANCE GARDEN leading to the ALLOCATED PARKING SPACES.



Entering the property you are greeted by a welcoming hallway, leading through to the rear aspect modern fitted kitchen/breakfast room. The kitchen/breakfast room is a deceptively spacious room, enjoying views out to the rear garden. French doors from spacious room provide access out to the rear garden and parking spaces beyond. The kitchen comprises a range of colour matching eye and base level storage cupboards, integral oven and hob as well as further space for a selection of free standing domestic appliances. There is a enough room to house a family sized table and chairs, making this a real hub of the home. Double doors from the kitchen/breakfast room lead through to the front aspect reception room, which enjoys views out to the front of the property. To complete the ground floor accommodation there is a WC which is located off the hallway.

Stairs rise to the first floor where bedrooms one, two and the family bathroom are located. Bedroom one is a extremely generous sized rear aspect double room. Beautiful views out across the allotments and countryside can be enjoyed from bedroom one. Bedroom one further benefits from a modern fitted en-suite. The en-suite comprises a shower, wash hand basin and WC. Bedroom two is a further large double bedroom enjoying front aspect views out to the countryside. The family bathroom comprises a modern fitted suite with bath and shower over, wash hand basin and WC.

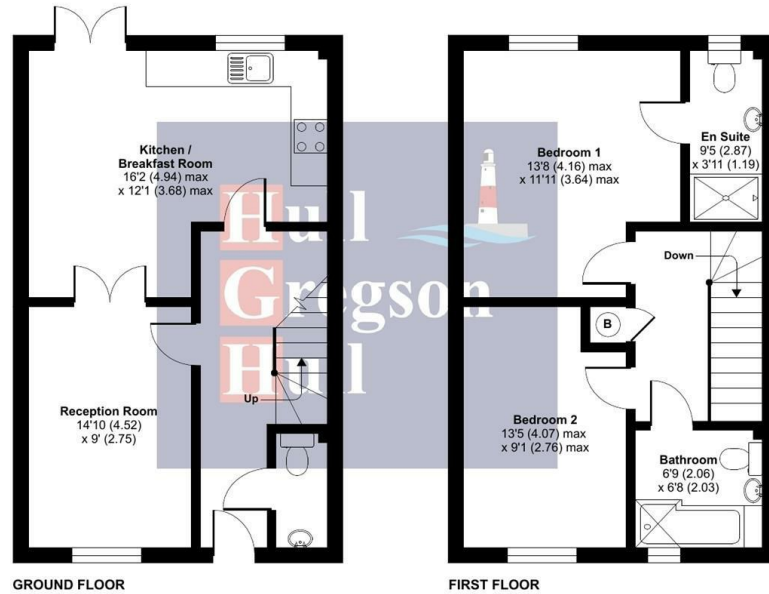
The rear garden is a private low maintenance space, with a rear gate leading out the allocated parking spaces.



Avalanche Road, Portland, DT5

Approximate Area = 906 sq ft / 84.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Hull Gregson & Hull (Portland) Ltd. REF: 1331169

Reception Room

14'10 x 9' (4.52m x 2.74m)

Kitchen/Breakfast Room

16'2 max x 12'1 max (4.93m max x 3.68m max)

WC

Bedroom One

13'8 max x 11'11 max (4.17m max x 3.63m max)

En-suite

9'5 x 3'11 (2.87m x 1.19m)

Bedroom Two

13'5 max x 9'1 max (4.09m max x 2.77m max)

Family Bathroom

6'9 x 6'8 (2.06m x 2.03m)

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
Property construction: Standard
Mains Electricity

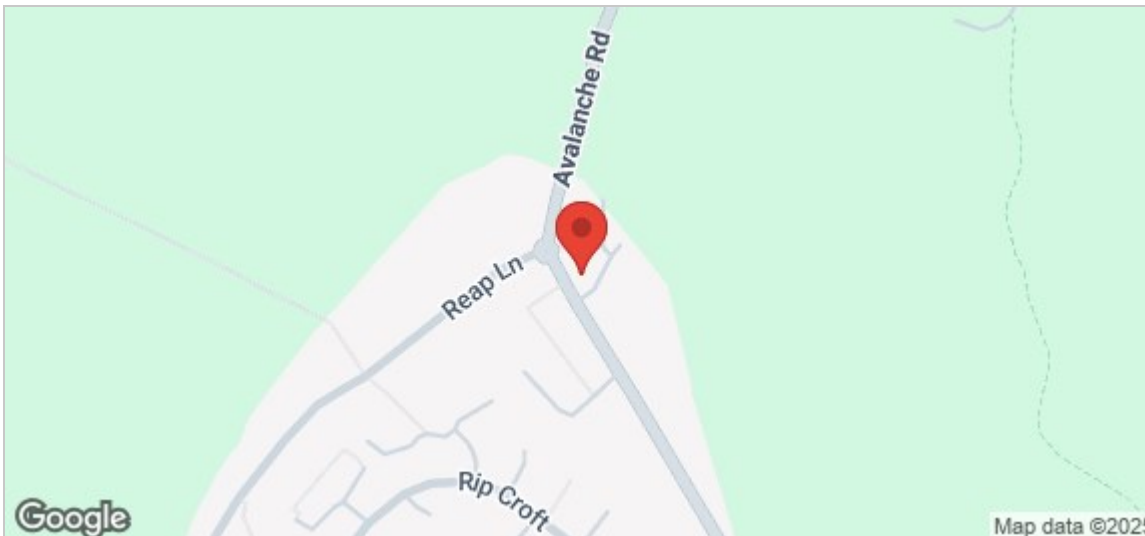
Mains Water & Sewage: Supplied by Wessex Water

Heating Type: Gas Central Heating

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

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		96
(81-91) B	85	
(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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