



Easton Street Portland, DT5 1BT



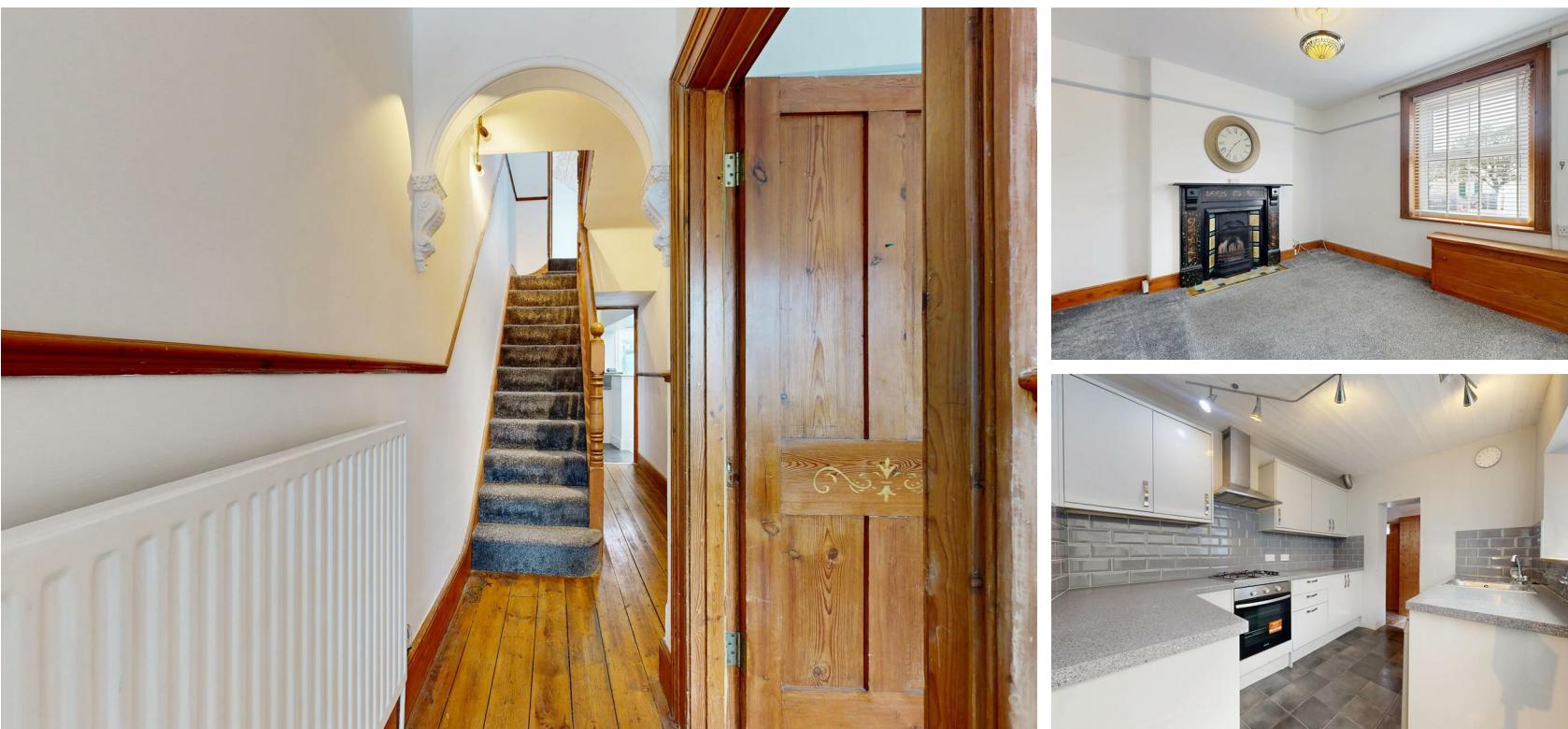
Offers In Excess Of £230,000 Freehold



Easton Street

Portland, DT5 1BT

- Stunning Character Terraced Home
- Two Double Bedrooms
- Ample Off-Road Parking
- Two Reception Rooms
- Large Modern Fitted Kitchen
- Moments From Easton Square
- Large Family Bathroom
- Spacious Accommodation
- South-Facing Garden
- Nearby To Local Amenities





A fantastic opportunity has arisen to own this **QUAINT CHARACTER HOME**, with **AMPLE DRIVEWAY PARKING** within **MOMENTS** of Easton Square, Portland. In addition the property offers light and airy accommodation throughout, **TWO DOUBLE BEDROOMS**, modern kitchen and bathroom and is available with **NO FORWARD CHAIN**.



On entering the property you are greeted with a spacious entrance hallway guiding you through the ground floor. At the front of the property is the well-lit lounge which benefits from original features of a fireplace, picture rails and great headspace.



Next door, the dining area provides an equally great space for hosting friends and family and links seamlessly to the kitchen area thanks to the double doors. The dining area has exposed floorboards, an original fireplace and is neutrally decorated.

The modern kitchen provides a generous space with an array of base and wall units with worktops over, this room provides an open aspect to the kitchen area nearby, perfect for additional storage or a dining room table which provides easy access onto to the rear south-facing garden via French double doors.

To complete the downstairs is a small additional utility room perfect for storage or additional white goods.

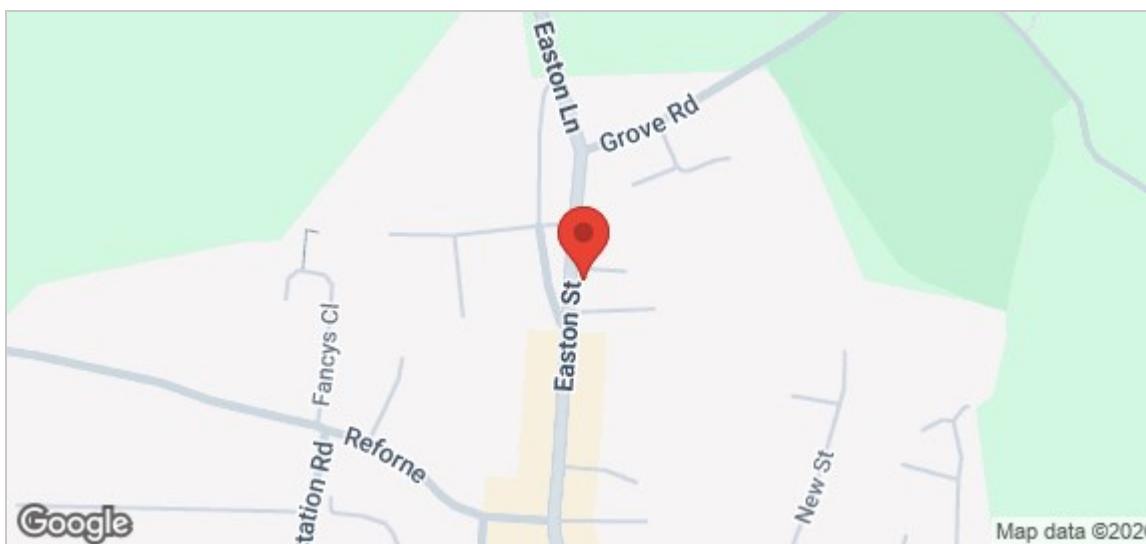
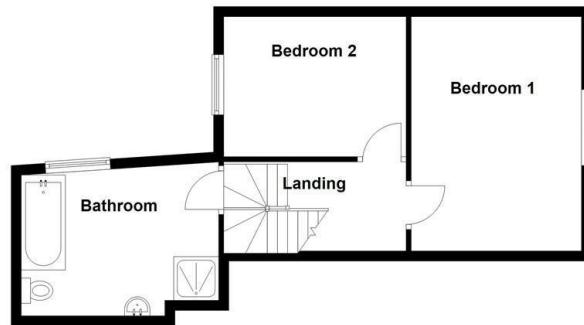
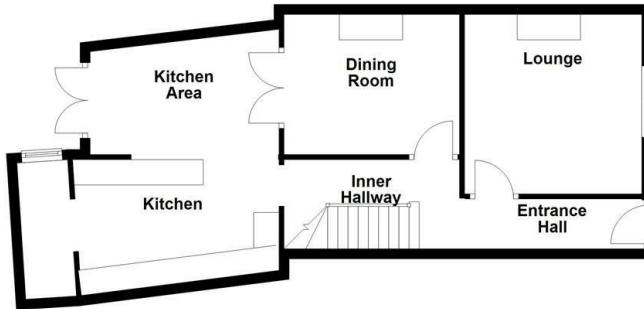


Ascending the stairs you reach a large open landing area leading to the two large bedrooms and family bathroom. The primary bedroom which is at the front of the home is a generous double room, providing tall ceilings, a large front aspect window and original fireplace.

Your second bedroom, again a great sized double room offering similar character features and a southerly rear aspect over the garden and beyond.

Finally to the interior the family bathroom, which offers the best of both an inset bath and corner shower unit, as well as a low level WC and pedestal sink. A wooden panelled pitched open ceiling offers a great sense of light and airiness.

To the exterior you have largely a low maintenance south-facing garden, perfect for soaking up the sunshine.



12 Easton Street, Portland, Dorset, DT5 1BT

Tel: 01305 822 222 Email: office@hgh.co.uk www.hgh.co.uk

Living Room

11'5" x 11'7" (3.50 x 3.54)

Dining Room

32'9" x 32'9" (10 x 10)

Kitchen

10'6" x 8'9" (largest measurements taken) (3.22 x 2.68 (largest measurements taken))

Kitchen Area

9'7" x 7'0" (largest measurements taken) (2.93 x 2.15 (largest measurements taken))

Utility Area

8'10" x 3'6" (2.7 x 1.07)

Bedroom One

11'4" x 15'1" (3.46 x 4.62)

Bedroom Two

11'4" x 9'7" (3.46 x 2.93)

Bathroom

10'4" x 8'8" (largest measurements taken) (3.15 x 2.65 (largest measurements taken))

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

Tenure: Freehold

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			
(B2 plus)	A		
(B1-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive (2010) 31		57	77
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(B2 plus)	A		
(B1-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive (2010) 31			
England & Wales			

EU Directive (2010) 31