



23 Fancys Close

Portland, DT5 2AJ



Asking Price
£340,000 Freehold



Fancys Close

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- Four Bedrooms
- Three Doubles
- Ensuite Shower Room
- Family Bathroom
- Spacious Living Space
- Garage & Driveway
- Sought After Location
- Detached
- Easton Square Nearby
- Westerly Facing Garden





****3D VIRTUAL TOUR AVAILABLE****

This attractive, detached FOUR BEDROOM property with GARAGE & DRIVEWAY is offered for sale with NO ONWARD CHAIN!

The property comprises an initial entrance hallway with downstairs cloakroom comprising low-level W.C and wash hand basin. A door then leads to a spacious living room, offering double aspect windows allowing for plenty of natural light. The conservatory is accessible from the living room and is also of generous proportions, making for a pleasant place and enjoy a pretty outlook onto the rear garden.



Completing the ground floor accommodation is a dining room, modern fitted kitchen offering a range of wall and base level units and a utility room benefitting from space for a washing machine and tumble dryer.

The first floor accommodation comprises three large double bedrooms, with the main bedroom benefitting from an ensuite shower room and walk in dressing room. The fourth bedroom would make a suitable office and has been reduced in size to accommodate the space for the dressing room in the main bedroom. A family bathroom is found on the first floor landing and includes a fairly modern suite.

Externally, there is a driveway providing off-road parking and a garage to include power and light. The rear garden is Westerly facing, offers an initial patio area, a chippings area that is all very easy maintenance. Both the house and the garden require some updating.

This detached residence offers a perfect blend of comfort, convenience, and size. Whether you're seeking a peaceful retreat or a space for entertaining, this property has so much potential.

The property is situated in Fancy's Close, a quiet Cul-de-sac on the Isle of Portland. The property is within close proximity to Easton Square. The square provides a range of cafes and shops and is generally considered to be the hub of Portland. Portland itself is great for coastal walks, sailing, rock climbing and fishing, to name but a few activities readily available.





Living Room
19'10" x 10'5" (6.05m x 3.20m)

Dining Room
9'4" x 10'3" (2.85m x 3.14m)

Kitchen
10'3" x 10'2" (3.14m x 3.10m)

Utility Room
6'6" x 6'3" (2.00m x 1.93m)

Conservatory
13'9" x 9'4" (4.20m x 2.87m)

Bedroom One
9'10", 12'1'4" x 10'0" (3,37m x 3.06m)

Ensuite
9'3" x 4'0" (2.84m x 1.22m)

Bedroom Two
10'10" x 8'7" (3.31m x 2.64m)

Bedroom Three
8'5" x 9'0" (2.58m x 2.75)

Bedroom Four / Study
6'2" x 4'1" (1.89m x 1.27m)

Bathroom
6'5" x 6'5" (1.98m x 1.97m)

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: Blockwork and Render
 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.
<https://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 & 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 an offer or contract.



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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