



Queens Road | | Portland | DT5 1AH

Offers Over £200,000

BEAUMONT  JONES

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This three bedroom cottage has spectacular sea views and is offered with no onward chain. In need of modernisation the property is laid out over three floors and offers front & rear gardens. This would make an excellent first time buy/second home.

- Three Bedroom Terraced Cottage
- Spectacular Sea Views
- In Need of Modernisation
- Front & Rear Gardens
- No Onward Chain

Full Description

Entrance into the property is via a side aspect double glazed composite door leading into a lobby area with a built in cupboard and doors lead to the shower room and kitchen. The shower room has a modern suite comprising a corner shower cubicle with a wall mounted mixer shower system, low level WC, wash hand basin and a side aspect double glazed window. The kitchen has a range of eye and base level units with work surfaces over, integral double oven with inset four ring gas hob and extractor fan over, space and plumbing for kitchen appliances, side aspect double glazed window and a door leads through to the living room. The living room is a generous size with stairs rising to the first floor, gas fire, rear aspect double glazed window with window seating, rear aspect double glazed door leading into the rear porch which leads out onto the rear garden.



Three Bedroom
cottage with
amazing sea views,
offered with no
forward chain.



The first floor offers a landing area with stairs rising to the second floor, doors off the landing leads to bedrooms two and three. Bedroom two offers a rear aspect double glazed window enjoying beautiful sea views over towards Chesil beach and built in wardrobes. Bedroom three offers a front aspect double glazed window. Bedroom one is located on the second floor offering a generous sized double with front and rear aspect double glazed dormer windows offers beautiful sea views over towards Chesil beach. The property benefits gas central heating and double glazed windows and doors throughout.

Externally the property offers front and rear gardens. The front garden is wall enclosed with gated access, garden shed and a path leads to the main front door. The rear garden is mainly laid to lawn with a patio area and path leading to gated rear access leading out onto Clements Lane.

This property is located in Queens road which is a lovely characterful terrace of similar cottages. Set within close proximity to the beach with a choice of cafes, tea rooms or public houses including Quiddles Café located directly on the beach front. Nearby is the National Sailing Academy (venue for 2012 Olympic sailing events) and the stylish Portland Marina with cafés nearby. There is a selection of both pebbled and sandy small cove beaches in the area ideal for sailing and water sports, including Portland Harbour which is a favoured spot for windsurfers. There is a garage & shop nearby and in Fortuneswell you will find a well-serviced Co-op along with an excellent bus route connecting you to Weymouth.

Rating Authority: - Dorset (Weymouth & Portland) Council.
Council Tax Band B.

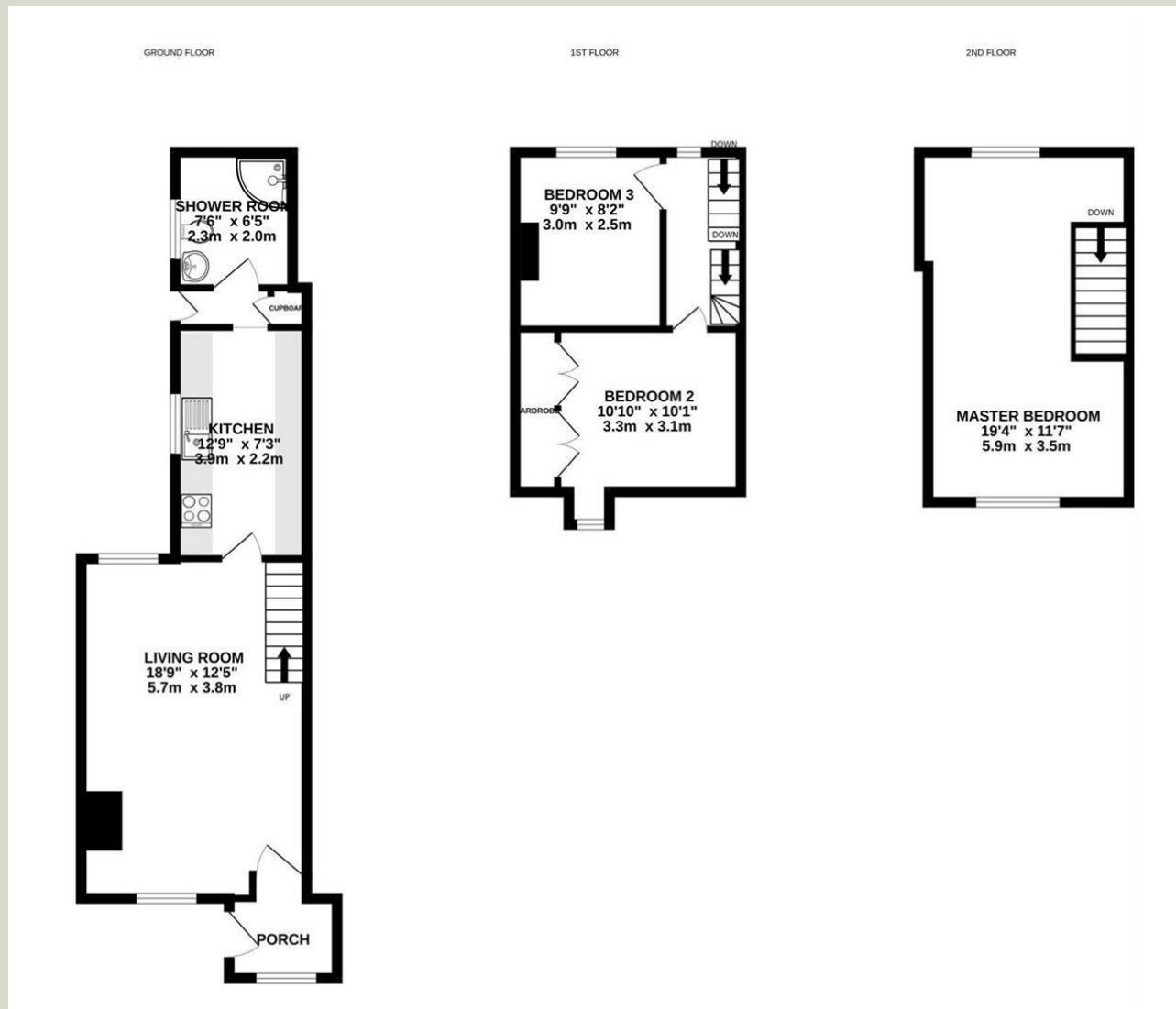
Services: - Gas central heating. Mains electric & drainage.

Disclaimer: - Beaumont Jones and their clients have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs, plans and measurements are for guidance only and are not necessarily comprehensive. It should be assumed that the property has all necessary Planning, Building Regulations or other consents, and Beaumont Jones have not tested any services, equipment or facilities. Beaumont Jones is a member of The Property Ombudsman scheme and subscribe to The Property Ombudsman Code of Practice.



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	

We value more than your property



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