



Instinct Guides You



**Croft Road, Portland, DT5 2HH**  
**Guide Price £230,000**

- Three Bedrooms
- Westerly Facing Garden
- Garage & Driveway
- Modern Kitchen
- End Of Terrace
- Cul-De-Sac Location



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A well proportioned THREE BEDROOM family home boasting a WESTERLY FACING GARDEN, a GARAGE, and a DRIVEWAY, all situated in a CUL-DE-SAC on Croft Road, Portland. This ideal family home is located moments from many local amenities including a variety of shops, schools and transport links to Weymouth.

The property features an entrance porch that leads into a lounge/diner, creating an ideal open space for family living. This area provides ample room for dining and relaxation, with stairs leading up to the first floor. The adjacent kitchen is modern and well-designed, offering a good selection of eye-level and base units, along with a range of integrated appliances, including a built-in oven, inset hob, microwave, and dishwasher.

On the first floor, you will find three bedrooms and a family bathroom. The two main bedrooms are both generously sized double rooms, providing space for furnishings. Bedroom three is slightly smaller being a generous single. Finishing the accommodation is the bathroom with vanity unit, bath with shower over and w/c.

Externally block paved frontage offers ample off road parking with an integrated garage with power and light. To the rear is a Westerly facing garden perfect for the afternoon sunshine with a large patio area benefiting a pergola and gated rear access.

**Lounge/Diner 19'4" x 9'6" (5.9 x 2.92)**

**Kitchen 8'6" x 5'8" (2.61 x 1.73)**

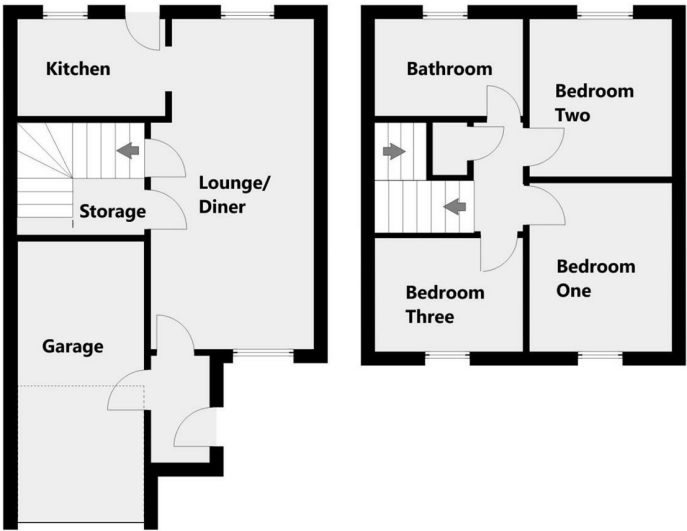
**Bedroom One 9'10" x 8'4" (3.01 x 2.55)**

**Bedroom Two 8'9" x 8'4" (2.69 x 2.55)**

**Bedroom Three 8'8" x 6'7" (2.65 x 2.03)**







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	72	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	