



Instinct Guides You



Westcliff Road, Portland Offers Over £170,000

- Three Double Bedrooms
- No Onward Chain
- Generous Rear Garden
- Side Access Hall
- Good Proportions Throughout
- Scope To Modernise
- Moments From Portland's Cliffside
- Amenities and Bus Routes Nearby



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A three double bedroom home with generous rear garden and no onward chain flexing enviable proportions throughout. The property is located just moments from some of Portland's superb cliffside walks as well as bus routes and further amenities with scope to modernise across the accommodation.

A useful porch fronts the home with a spacious entrance to the ground floor. The lounge/diner benefits dual aspect windows with vast proportions to enhance the feel of light and space; Adjacent, the generous kitchen offers excellent storage and ample worktop space as well as access to the side hall and garden. The hall provides additional storage and side access from the front of the home through to the rear garden.

The first floor hosts three double bedrooms, family bathroom and convenient separate W/C. Bedroom One is an exemplary space with two large windows overlooking the fronting green space and excellent space for an array of furnishings. Bedrooms Two and Three are similarly proportioned double rooms with bedroom two enjoying double built-in storage cupboard. The family bathroom hosts a bath and basin with a separate toilet neighbouring for convenience; A generous storage cupboard completes the floor.

Externally, the rear garden is a fantastic size with initial patio area and further green space.

Room Dimensions

Porch 4'3" max x 8'5" (1.31m max x 2.59m)

Lounge/Diner 17'9" max x 11'10" max (5.43m max x 3.61m max)

Kitchen 10'0" max x 10'3" max (3.06m max x 3.14m max)

Bedroom One 16'9" max x 8'4" (5.13m max x 2.55m)

Bedroom Two 10'7" x 9'3" (3.23m x 2.83m)

Bedroom Three 11'7" x 6'6" (3.55m x 2.00m)

Bathroom

W/C



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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