



Connells

Long Acre New Street
Portland



Property Description

A door leads through into an entry way, providing access through to the main reception area and housing the stairs to the first floor. The primary reception space occupies the front of the house and enjoys a southerly aspect window and ample space for furniture. A door leads through into a second reception room which has been utilised as a dining area and enjoys a view over the rear garden. Completing the ground floor is a kitchen with ample wall and base units, space for a range cooker as well as access out to the garden.

To the first floor are two double bedrooms, a third single room as well as a family bathroom with WC, basin and panel enclosed bath. The primary bedrooms enjoy a sunny aspect, large window and ample space for furniture while the secondary bedroom enjoys views over the garden.

To the rear is a well portioned rear garden which is mostly laid to lawn with rear access.

Entrance

Hall

Carpeted. Stairs rise to the first floor. Consumer unit. Glazed wooden door leading into: -

Living Room

14' 3" x 11' 3" narrowing to 8' 1" (4.34m x 3.43m narrowing to 2.46m)

Front aspect double glazed window. Skirt boarding. Coving. Wall mounted radiator. Power points. Television point. Carpeted. Thermostat,

Dining Room

9' 8" x 9' 8" (2.95m x 2.95m)

Rear aspect double glazed window. Skirt boarding. Coving. Wall mounted radiator. Power points. Arch leading into: -

Kitchen

10' 7" x 6' 8" (3.23m x 2.03m)

Fully fitted kitchen with a range of wall and base units with roll edge worksurfaces over. Inset stainless sink and drainer unit. Space for a fridge freezer. Space for gas cooker.

Space and plumbing for a washing. Rear aspect double glazed window. Rear aspect double glazed upvc door providing access to the garden.

First Floor

Landing

Carpeted. Power points. Skirt boarding. Airing cupboard. Loft access. Door leading into: -



Bedroom One

12' 8" x 9' (3.86m x 2.74m)

Front aspect double glazed window. Skirt boarding. Coving. Wall mounted radiator. Power points.

Bedroom Two

8' 9" x 8' 5" (2.67m x 2.57m)

Rear aspect double glazed window. Skirt boarding. Coving. Wall mounted radiator. Power points.

Bathroom

Family bathroom with WC, basin and panel enclosed bath. Front aspect double glazed window.

Outside

Front Garden

Laid to lawn with footpath to the front door.

Rear Garden

Fully enclosed by fencing laid to lawn. Rear gated pedestrian access.

Auctioneer's Comments

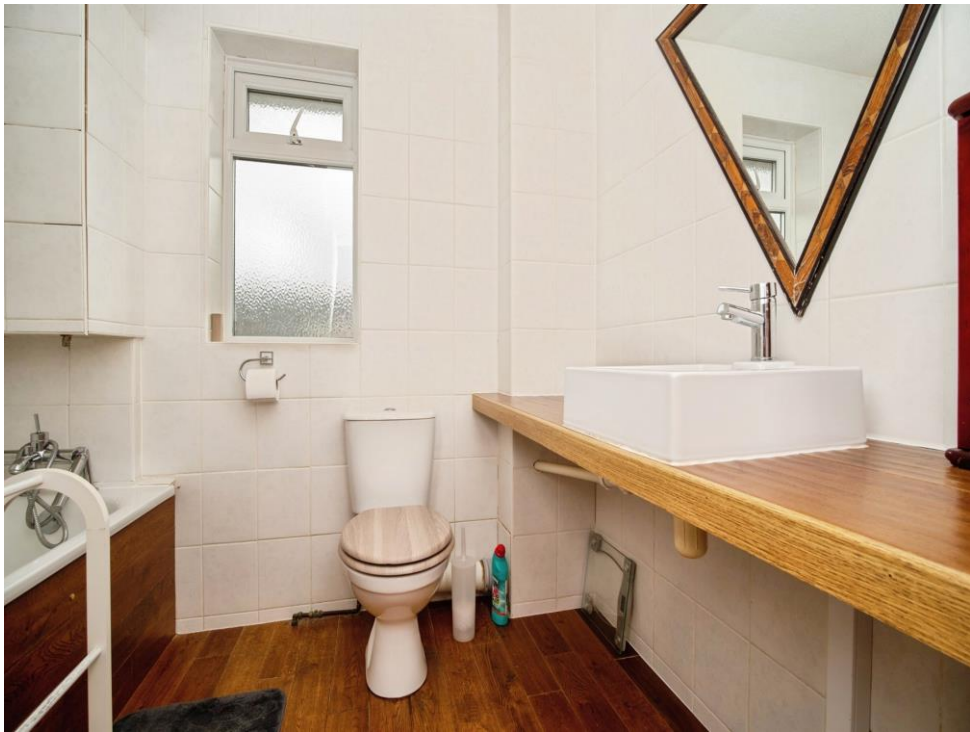
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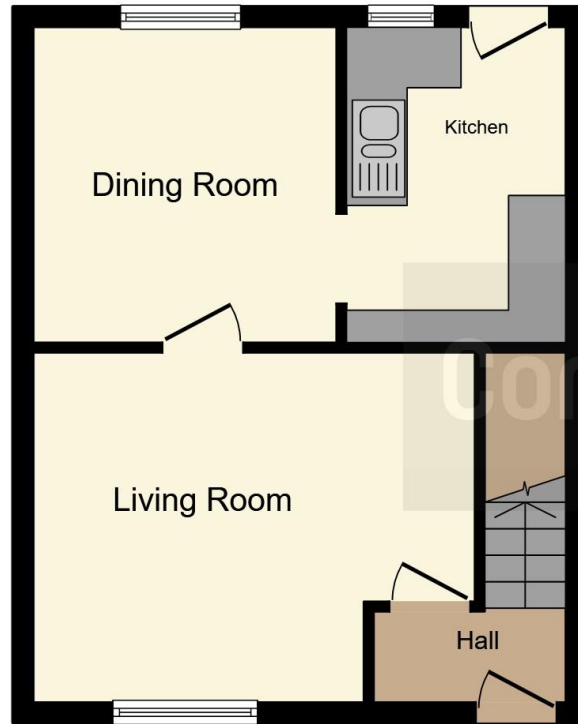
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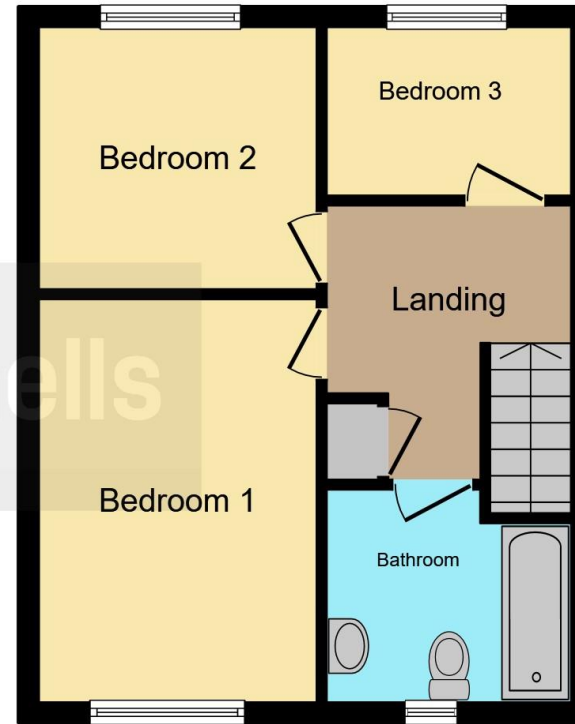








Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: C Council Tax
 Band: B

Tenure: Freehold

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