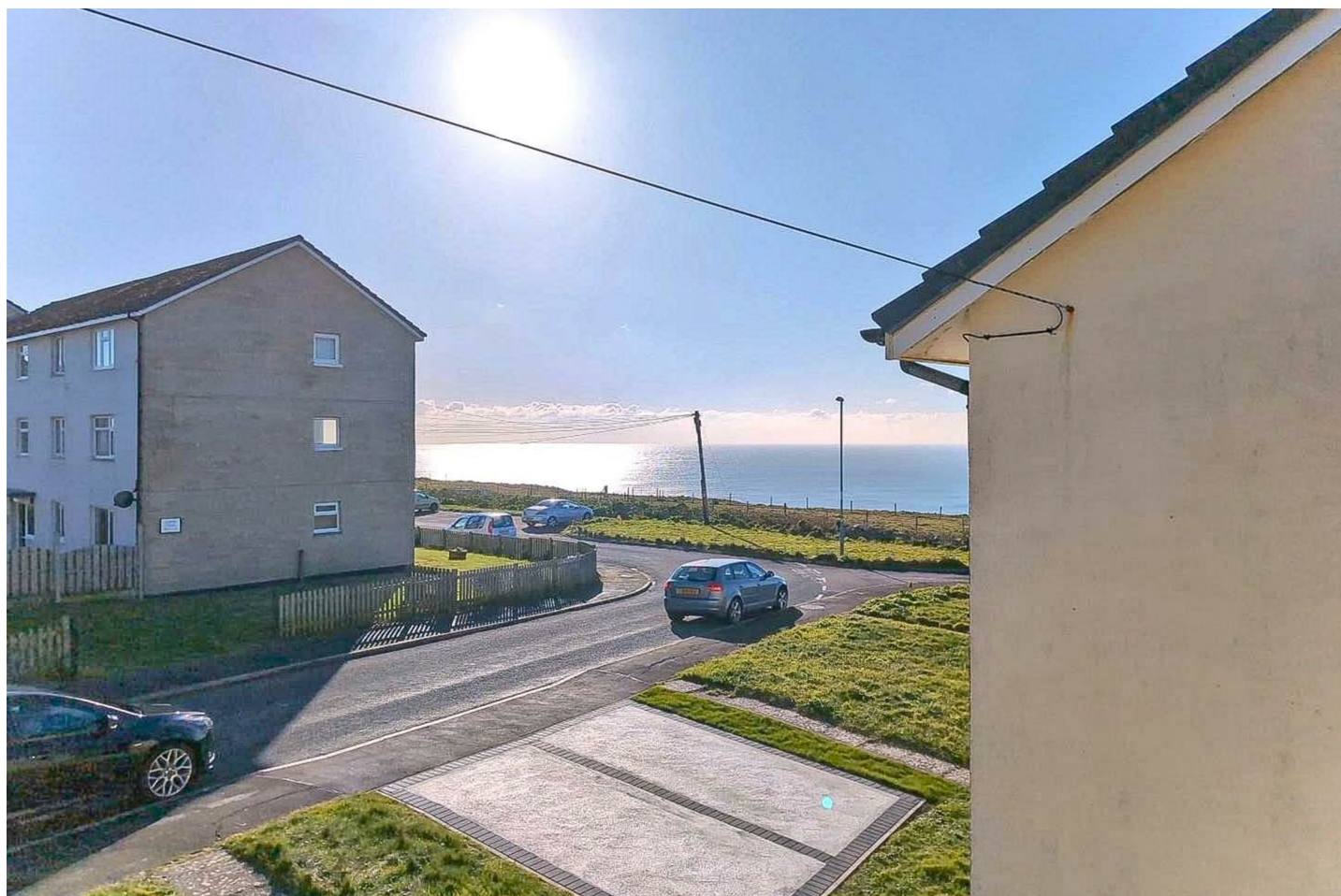


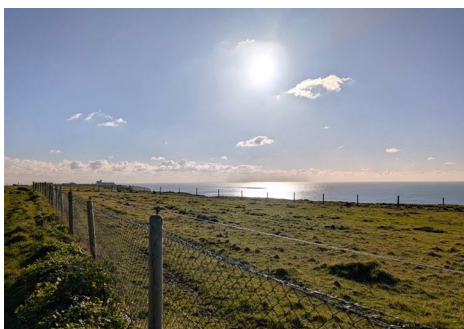


Instinct Guides You



Martinscroft Road, Portland Guide Price £230,000

- Large Rear Garden
- Coastal Sea Views
- Well Presented Throughout
- Stunning Coastal Walks Nearby
- Spacious Living Room
- Three Bedrooms



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A WELL PRESENTED THREE BEDROOM property situated on Portland. The property is a GOOD SIZE boasting SEA VIEWS and LARGE REAR GARDEN. Situated in close proximity to bus routes, amenities and COASTAL WALKS.

The property is a great size, which is demonstrated immediately in the Living room. This is a fantastic space with ample room for lounge furnishings creating a versatile space to incorporate a dining or study area in addition if required. The large window allows plenty of natural light to flood the room, creating a welcoming environment.

The modern fitted kitchen has been thoughtfully designed, comprising ample eye and base level units with space for utilities. The space benefits from additional storage options in the form of an understairs cupboard. The room also boasts access into the versatile storage space with door opening into the rear garden.

The landing provides access to the rest of the accommodation, including the three bedrooms and bathroom. Bedroom one is a great size, with ample space for furniture and benefits from two windows allowing natural light to flood with an attractive sea vista. Bedroom two is again a good-sized double room with further space for furniture. The third bedroom is a large single. Finally, the Bathroom completes the first floor accommodation. This modernized space comprising walk in shower, w/c and hand wash basin.

The garden is a great size and offers a perfect blank canvas, with storage shed.

Room Dimensions

Entrance Hall 10'8" max x 7'3" max (3.26m max x 2.22m max)

Lounge 17'11" x 10'7" (5.47m x 3.24m)

Kitchen 11'6" x 11'1" (3.51m x 3.4m)

Bedroom One 16'11" x 8'4" (5.17m x 2.56m)

Bedroom Two 12'7" x 9'4" (3.84m x 2.86m)

Bedroom Three 11'8" x 6'6" (3.58m x 1.99m)

Bathroom 10'6" x 6'0" (3.21m x 1.83m)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(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		

Important Notice: Particulars are prepared for marketing purposes only and should not be treated as a statement of the condition of any building, fixture or appliance. All measurements, floor plans and lease/ maintenance are approximate and not to be relied upon. Purchasers should make their own checks before relying on any of the information provided herein. * For double glazing and gas radiator heating, it is where specified.