

Bloomfield Terrace Portland DT5 2AB

## £240,000

## **FEATURES**

PORTLAND STONE CHARACTER COTTAGE

THREE BEDROOMS

**TWO RECEPTION ROOMS** 

**TWO BATHROOMS** 

ENCLOSED COTTAGE GARDEN

TRAFFIC FREE LOCATION OFF EASTON SQUARE



## SUMMARY

Charming three storey Portland Stone cottage situated in a pedestrian only lane close to the shops and amenities of Easton Square. The character accommodation complete with exposed Portland stone walls and timber floorboards is beautifully presented throughout and offers; entrance hall, two reception rooms, three bedrooms and two bathrooms. The accommodation further benefits from gas central heating and PVCu double glazing whilst externally, there is a cottage garden to the rear with pedestrian access.



3 Easton Street , Portland, DT5 1BS Phone: 01305 826 999, Email: portland@therealestatebureau.co.uk www.therealestatebureau.co.uk



## ACCOMMODATION

Entrance Composite front door to:

Entrance Hall

Doors to:

### Lounge 10' 9" x 10' 9" (3.27m x 3.27m)

PVCu double glazed window to front. Feature, Portland stone chimney breast with cast iron log burner (not tested). Radiator. Exposed floorboards. Additional door to Dining room.

### **Dining Room**

PVCu double glazed window to rear. Feature, Portland stone fireplace with cast iron log burner (not tested). Radiator. Radiator. Exposed Portland stone walls and floorboards.

# **Kitchen** 12' 0" x 9' 5" maximum measurements (3.65m x 2.87m)

Fitted kitchen comprising range of base and wall mounted cupboards and drawers with complementary rolled edge work-surfaces and ceramic tiled surrounds. One and a half bowl stainless steel sink unit. Four ring gas hob with electric oven below and cooker hood above. Plumbing for an automatic washing machine. Radiator. Ceramic tiled floor. PVCu double glazed window and door to rear.

#### Bathroom

Suite comprising fitted panel bath (small), wall mounted wash hand basin and low level WC. Wall mounted gas boiler. PVCu double glazed window to rear.

### **First Floor Landing**

Door opening to stairs rising to second floor bedroom. Doors to:

**Bedroom 1** 13' 7" x 10' 9" (4.14m x 3.27m) PVCu double glazed window to front. Radiator. Original cast iron fireplace. Exposed timber floor boards. Two built-in storage cupboards. Radiator.

**Bedroom 2** 8' 11" x 8' 4" (2.72m x 2.54m) PVCu double glazed window to rear. Radiator. Small Belfast sink unit with open timber shelves/storage and timber drainer. Exposed floorboards.

### **En-suite**

Suite comprising fitted panel bath, pedestal wash hand basin and low level WC. Ladder style radiator/towel rail.

## **Second Floor**

## Bedroom 3 / Loft Room 13' 8" x 13' 5" (4.16m x 4.09m)

A spacious room with PVCu double glazed window to front. Radiator. Exposed floorboards. Hatch to loft.

#### Outside

Enclosed, Southerly rear garden part laid to lawn with established shrub borders. Concrete paved patio. Water tap. A gate provides pedestrian access via Park Road.



## **Council Tax Band**

The Valuation Office Agency published assessment is band 'B'

### The Isle and Royal Manor of Portland

Portland provides a variety of shopping and business outlets as well as many leisure activities, in particular, the excellent fishing, sailing and water sports facilities. Portland and Weymouth hosted the sailing events of the 2012 Olympic Games from the Portland based National Sailing Academy and newly built marina, Osprey Quay.

### **Viewing & Further Information**

Viewing is strictly by appointment through the sellers sole agents, The Real Estate Bureau. Telephone 01305 826 999. We are open Monday -Friday 9:00 - 17:30 and Saturday 9:00 - 16:30. www.therealestatebureau.co.uk

Notes:











## **FLOORPLAN**



## **Viewing & Further Information**

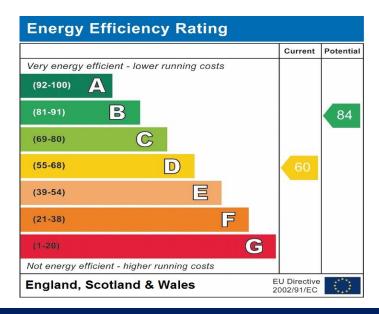
Viewing is strictly by appointment through the seller's sole agents, The Real Estate Bureau.

Telephone 01305 826 999.

## We are open:

Monday - Friday 9:00 - 17:30 Saturday 9:00 - 16:30.

## www.therealestatebureau.co.uk



#### **Important Notice**

We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. The copyright of all details, photographs and floor plans remain exclusive to The Real Estate Bureau Ltd.

These particulars, whilst believed to be accurate are a general outline for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.





3 Easton Street , Portland, DT5 1BS Phone: 01305 826 999, Email: portland@therealestatebureau.co.uk www.therealestatebureau.co.uk

