



Grove Road

The Grove, Portland DT5 1DB

- Character, End Terrace Property
- Two Reception Rooms
 - Utility Room
- Gas Central Heating & Double Glazing
 - Distant Sea Views
- Four Double Bedrooms
- Modern Fitted Kitchen
- First Floor Shower Room, En-Suite Shower Room & Ground Floor Cloakroom
- Low Maintenance Rear Garden
 - No Onward Chain

Offers In Excess Of £260,000 Freehold





SUMMARY OF ACCOMMODATION

GROUND FLOOR

Entrance Porch
3'11" x 7'9"

Entrance Hallway

Second Reception Room
12'6" x 14'6"

Lounge
17'3" max x 13'5" max

Kitchen
10'6" x 12'0"

Utility Room
2'10" x 4'7"

Ground Floor WC
6'6" x 4'9"

FIRST FLOOR

First Floor Landing

Bedroom Two
10'4" x 14'4"

Bedroom Three
10'11" x 12'3"

Bedroom Four
11'4" x 8'8"

Shower Room
11'5" max x 4'6" max

Wardrobe
7'2" max x 10'9" max

SECOND FLOOR

Bedroom One
15'6" x 13'5"

En Suite
5'10" x 6'11"

Wardrobe
6'4" x 6'10"

OUTSIDE

Rear Garden

An entrance door leads to an inviting reception lobby with an additional door leading to a spacious internal hallway with stairs ascending to the first floor and doors to the front reception room and lounge. The front reception room is situated to the front of the property and is currently being utilised as a secondary lounge. The room is light and airy from a large double glazed window providing excellent natural light with a feature electric fire. Another lounge is situated to the rear of the property with a double glazed window overlooking the rear aspect and also benefits from a feature fireplace. A door at the rear of the room leads to the kitchen, which is tastefully fitted with a modern range of matching eye and base level units, colour-coordinated worktop surfaces, inset sink, integral four ring gas hob and a double electric oven. The kitchen features a character cast iron fireplace and stove. A double glazed window to the side aspect gives natural light and a door flows through to the utility room with space and plumbing for a washing machine and tumble dryer and a double glazed door gives access to the rear garden. To complete the ground floor accommodation is a ground floor cloakroom with low-level WC and wash hand basin.

The first floor landing is spacious hosting doors to three double bedrooms, family shower room, a storage cupboard and a lobby area with a further staircase ascending to the second floor and bedroom one. Bedroom two is situated to the front aspect with pleasant views. Bedrooms three and four are situated to the rear of the property with double glazed windows with an attractive rear aspect. The family shower room comprises a large shower cubicle with contemporary tiling, pedestal wash hand basin

and WC.

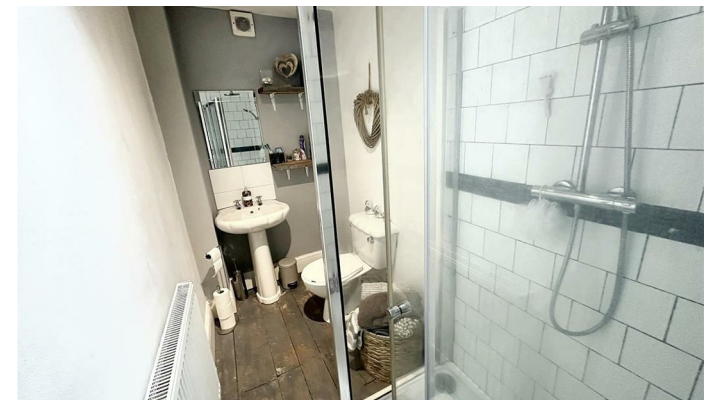
Located on the second floor is bedroom one; a very large bedroom with two double glazed windows to the rear, flooding the room with natural light. Sliding mirror fronted wardrobes provide access to a large walk in wardrobe, and a further sliding mirror fronted door to an en-suite with independent shower cubicle, wash hand basin with pedestal, low-level WC and double glazed Velux window to the front.

Externally, the property offers a low maintenance garden laid to artificial grass with a decked area adjacent to the property. The garden further benefits from rear access and a storage shed.

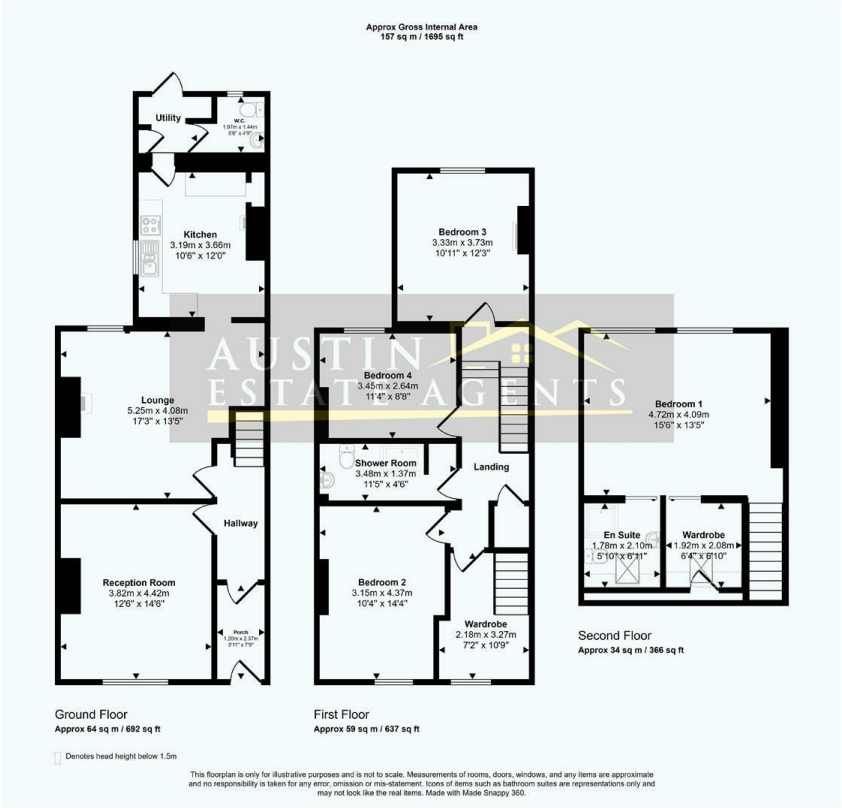
We are delighted to offer for sale this extremely spacious, beautifully presented, character property. The property offers two reception rooms, a modern fitted kitchen, separate utility room, ground floor WC, four bedrooms, family shower room and en-suite shower room. To the outside is a low maintenance rear garden. Viewing of this property is highly recommended to appreciate the accommodation and presentation on offer.

The property is located in a popular residential location at Grove Road, Portland. There are local amenities a short drive away with access to bus routes for surrounding areas. Portland Bill, Chesil beach and the Jurassic coastline are within close proximity and offer opportunities for scenic coastal walks and water-based activities.

For further information, or to make an appointment to view, please contact Austin Estate Agents



Local Authority
Council Tax Band **B**
EPC Rating **E**



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.