



## 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

Offers In Excess Of £260,000 Freehold

AUSTIN  
ESTATE AGENTS



## 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**

We are delighted to offer for sale this extremely spacious and beautifully presented character property, arranged over three floors. The accommodation includes two reception rooms, a modern fitted kitchen, separate utility room, ground-floor WC, four bedrooms, a family shower room and an en-suite shower room, along with a low-maintenance rear garden. Viewing is highly recommended to appreciate the space and presentation on offer.

The entrance door opens into a welcoming reception lobby, leading to a spacious hallway with stairs rising to the first floor and doors to both reception rooms. The front reception room, currently used as a secondary lounge, benefits from a large double-glazed window providing excellent natural light and a feature electric fire. To the rear is the main lounge, enjoying views over the garden and a feature fireplace.

The lounge leads through to the modern fitted kitchen, which offers matching wall and base units, colour-coordinated worktops, inset sink, integrated four-ring gas hob and double electric oven. A character cast-iron fireplace with stove adds charm. A side window provides natural light and a door leads to the utility room, with space and plumbing for a washing machine and tumble dryer, and access to the rear garden. Completing the ground floor is a cloakroom with WC and wash hand basin.

The first-floor landing provides access to three double bedrooms, the family shower room, a storage cupboard and a staircase to the second floor. Bedroom two enjoys a pleasant front aspect, while bedrooms three and four overlook the rear. The

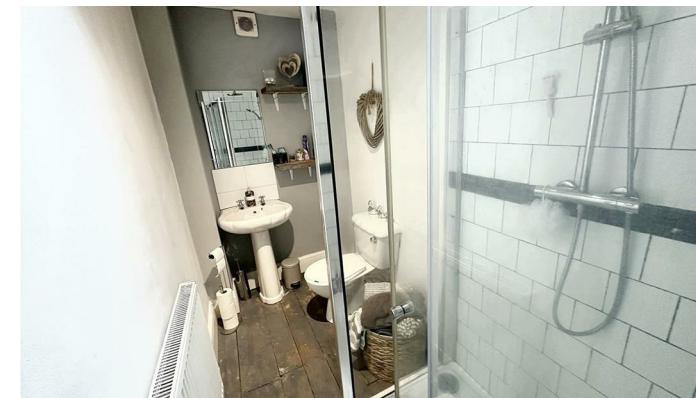
family shower room comprises a large shower cubicle, pedestal wash hand basin and WC.

The principal bedroom occupies the second floor and features two rear-facing windows, a walk-in wardrobe with mirrored sliding doors and an en-suite shower room with shower cubicle, wash hand basin, WC and Velux window.

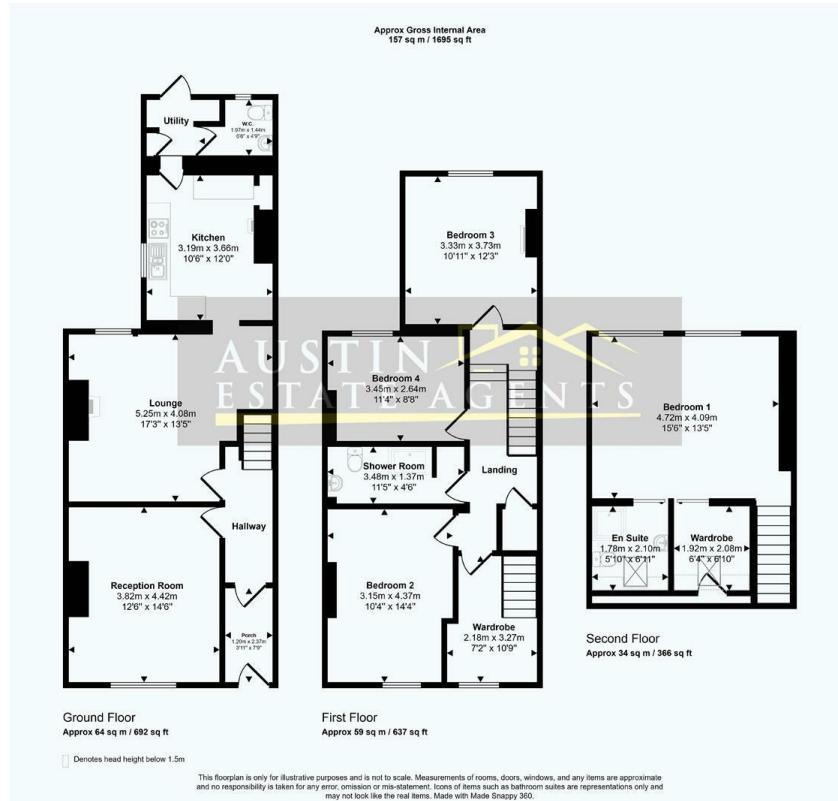
Externally, the property offers a low maintenance garden laid to artificial grass with a decked area adjacent to the property. The garden further benefits from rear access and a storage shed.

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 **Dorset Council**  
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.

