



Queens Road
Portland | Dorset



Queens Road, Portland DT5 1AH



Accommodation

Entrance into the property is via a side aspect double glazed composite door leading into a lobby area with a built in cupboard and doors leading to the shower room and kitchen. The shower room has a modern suite comprising a corner shower cubicle with a wall mounted mixer shower system, low level WC, wash hand basin and a side aspect double glazed window. The kitchen has a range of eye and base level units with work surfaces over, integral double oven with inset four ring gas hob and extractor fan over, space and plumbing for kitchen appliances, side aspect double glazed window and a door leads through to the living room. The living room is a generous size with stairs rising to the first floor, gas fire, rear aspect double glazed window with window seating, rear aspect double glazed door leading into the rear porch which leads out onto the rear garden.

The first floor offers a landing area with stairs rising to the second floor, doors off the landing leads to bedrooms two and three. Bedroom two offers a rear aspect double glazed window enjoying beautiful sea views over towards Chesil beach and built in wardrobes. Bedroom three offers a front aspect double glazed window.

Bedroom one is located on the second floor offering a generous sized double with front and rear aspect double glazed Dorma windows offer beautiful sea views over towards Chesil beach. The property benefits from gas central heating and double-glazed windows and doors throughout.



Outside

Externally the property offers front and rear gardens. The front garden is wall enclosed with gated access, garden shed and a path leads to the main front door. The rear garden is mainly laid to lawn with a patio area and path leading to gated rear access leading out onto Clements Lane.

- Three Bedroom Terraced Cottage
- Spectacular Sea Views
- In Need of Modernisation
- Front & Rear Gardens
- No Onward Chain

Location

This property is located in Queens road which is a lovely characterful terrace of similar cottages. Set within close proximity to the beach with a choice of cafes, tea rooms or public houses including Quiddles Café located directly on the beach front. Nearby is the National Sailing Academy (venue for 2012 Olympic sailing events) and the stylish Portland Marina with cafés nearby. There is a selection of both pebbled and sandy small cove beaches in the area ideal for sailing and water sports, including Portland Harbour which is a favoured spot for windsurfers. There is a garage & shop nearby and in Fortuneswell you will find a well-serviced Co-op along with an excellent bus route connecting you to Weymouth.

Directions

From our office in Hope Square turn left and follow the road, exit Hope Square and turn right continuing along Rodwell Avenue. At the set of traffic lights, turn left and follow the signposts to Portland, once you reach Portland, stay on the A354 and you will soon begin to drive uphill. Turn right shortly after the bend and the property can be found halfway up the hill on the right hand side.

Rating Authority

Dorset (Weymouth & Portland) Council Tax Band B.

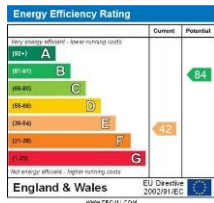
Services

Mains Gas, Electric and Water.

Viewing Arrangements

Strictly by appointment through Avenue Sales & Lettings.

Telephone 01305 830022 or email info@avenuesalesandlettings.co.uk



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

