



35 Victoria Grove



STAGS

35 Victoria Grove

Bridport, Dorset, DT6 3AD

A superb example of one of Bridport's spacious Victorian houses in a central location with the benefit of off road parking at the rear and a detached studio/workshop. Four bedrooms two receptions.

- Superb four bed family home
- Detached studio in garden
- Extended kitchen
- Walk to shops in 2 mins
- Not listed
- Parking at rear
- Very central location
- Views
- Freehold EPC D, CTB D
- Standard brick and cavity construction

Guide Price £725,000

Set in the sought after area of Victoria Grove, Bridport, this delightful terraced house offers a perfect blend of period character and modern living. Built in 1860, this property boasts a rich history and is set within a vibrant community, making it an ideal home for families or those seeking a peaceful retreat within walking distance of the many amenities in Bridport.

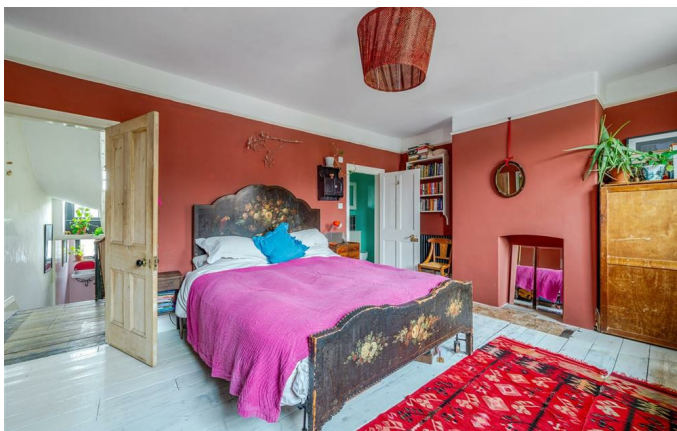
Spanning an impressive 1,817 square feet, the house features two spacious reception rooms, providing ample space for relaxation and entertaining. The well-proportioned layout includes four inviting bedrooms, ensuring that there is plenty of room for family members or guests. The two bathrooms and ensuite have all been replaced and upgraded in recent years.

The current owners have refurbished and upgraded the house throughout during their ownership including, re-roofing, re-plumbing, wiring and adding a beautiful extension to the rear to create a stunning kitchen/dining space ideal for family life which opens out into the garden. In addition is a fantastic living space which can easily be used as two separate reception rooms.

Of note is the detached studio at the bottom of the garden offering a perfect work from home option or workshop. Behind the studio is off street parking- a rare and valuable asset in central Bridport.

The Victorian architecture of the property adds a unique charm, with original features that reflect its historical significance. The location in Bridport is particularly appealing, offering easy access to local amenities, shops, and beautiful coastal scenery. Standard 19 Mbps 1 Mbps, Ultrafast 1800 Mbps 220 Mbps Broadband Speed Mobile services are available with o2, vodafone, EE. Please check ofcom website for further information. All mains services. Gas fired central heating.





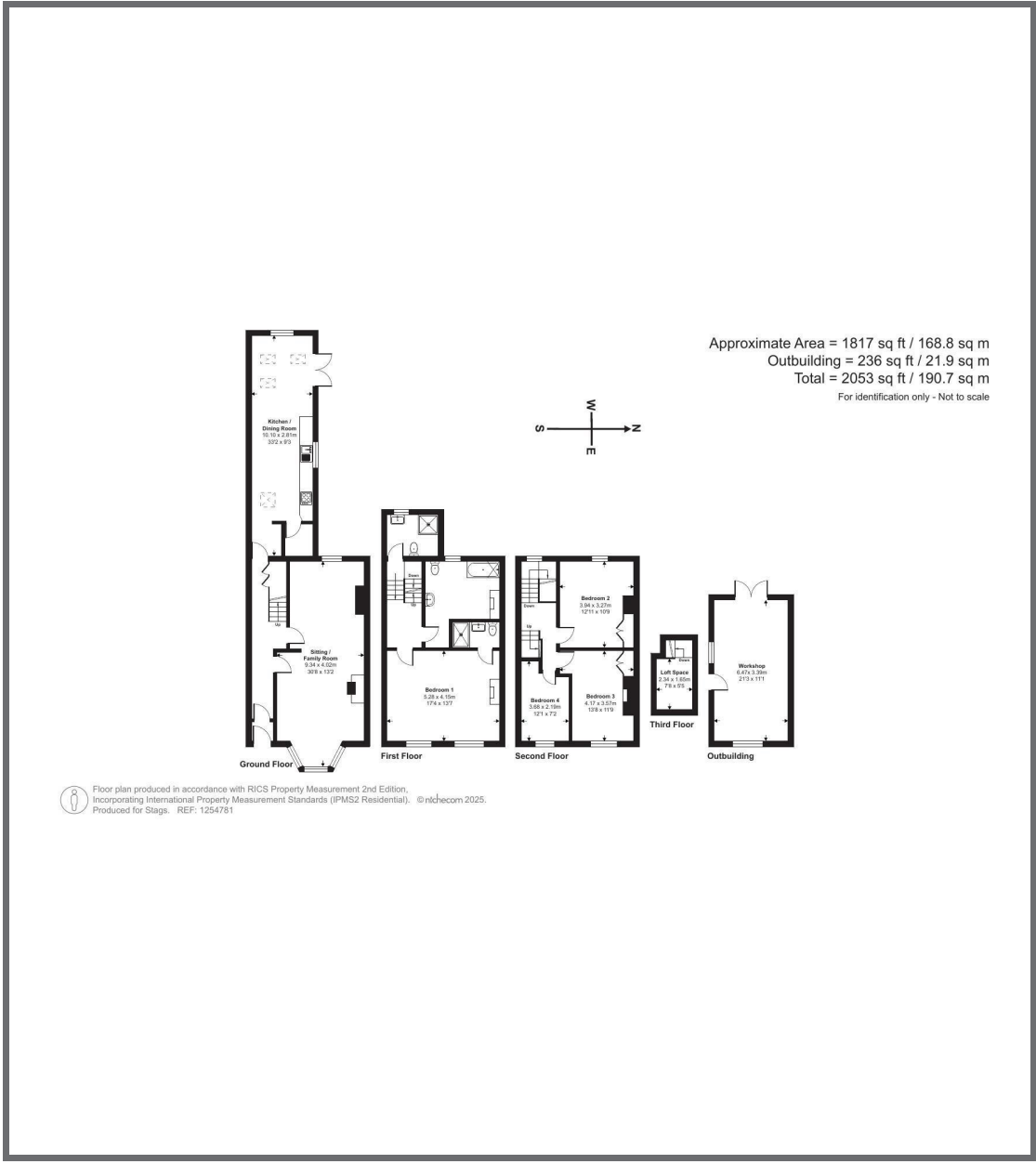
IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to a viewing.



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

32 South Street, Bridport,
Dorset, DT6 3NQ

bridport@stags.co.uk
01308 428000



@StagsProperty

Cornwall | Devon | Somerset | Dorset | London