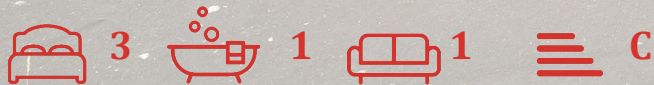




Park Estate Road

Portland, DT5 2BB



**Offers In Excess Of
£220,000 Freehold**



Park Estate Road

Portland, DT5 2BB

- Mid Terrace Ideal Family Home
- Three Bedrooms
- Light & Airy Accommodation Throughout
- Front Aspect Lounge
- Modern Fitted Kitchen/Diner
- Modern Shower Room
- Low Maintenance Gardens
- Detached Garage & Parking
- Highly Popular Location
- Close To Schools & Amenities

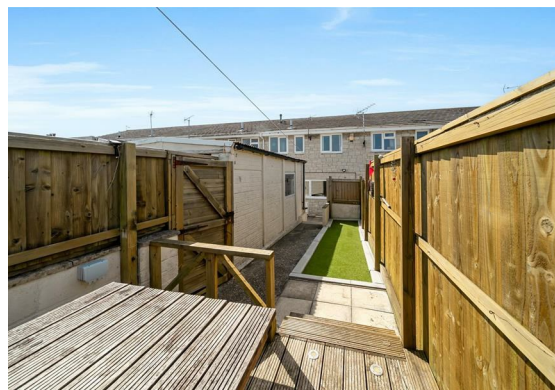




Offered for sale with NO ONWARD CHAIN, this well-presented THREE DOUBLE BEDROOM mid-terrace home provides spacious and versatile accommodation throughout, making it an ideal purchase for first-time buyers, growing families or investors alike. Offering low maintenance FRONT AND REAR GARDENS, detached single GARAGE AND PARKING.



Upon entering the property, you are welcomed into a generous front-aspect living room, offering a bright and comfortable space to relax. This flows seamlessly through to a stylish open-plan kitchen/dining room, fitted with a range of modern eye and base level units, ample work surface space



and room for a selection of domestic appliances, creating the perfect setting for both everyday living and entertaining.

A rear door provides direct access to the low-maintenance enclosed garden, which in turn leads to a detached single garage and allocated parking beyond, offering excellent convenience.

The first floor comprises three well-proportioned double bedrooms, all presented to a good standard, together with a contemporary fitted shower room.

Situated in a popular residential location on Portland, the property is well placed for local amenities, schools and transport links, making it an excellent opportunity for those seeking a home ready to move straight into.



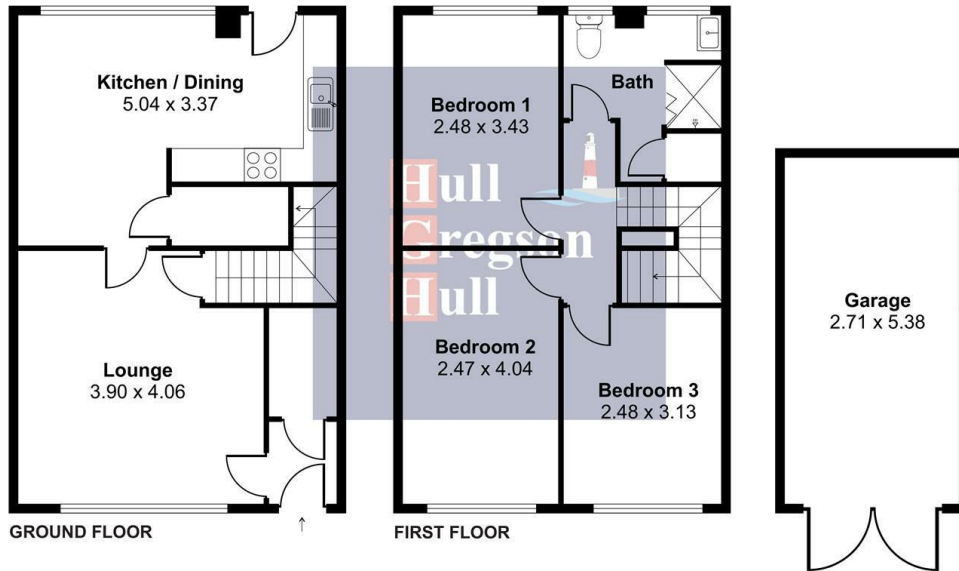
To arrange your viewing or for further information, please contact the HGH Portland Sales Team, who will be delighted to assist.



Park Estate Road, Portland, Dorset, DT5 2BB

Approximate Ground Floor Area = 393.01 sq ft / 36.82 sq m
Approximate First Floor Area = 393.01 sq ft / 36.82 sq m
Approximate Garage Area = 155.52 sq ft / 14.57 sq m
Approximate Total Floor Area = 941.54 sq ft / 88.21 sq m

For Identification only - Not to Scale



These floor plans are for general guidance only. All measurements and areas are approximate. No warranty or representation is made as to their accuracy, and they should not be relied upon for contractual or legal purposes. Interested parties must verify all details independently.

Lounge
12'9" x 13'3" (3.90 x 4.06)

Kitchen/Dining
16'6" x 11'0" (5.04 x 3.37)

Bedroom One
8'1" x 11'3" (2.48 x 3.43)

Bedroom Two
8'1" x 13'3" (2.47 x 4.04)

Bedroom Three
8'1" x 10'3" (2.48 x 3.13)

Family Shower Room

Garage
8'10" x 17'7" (2.71 x 5.38)

Additional information

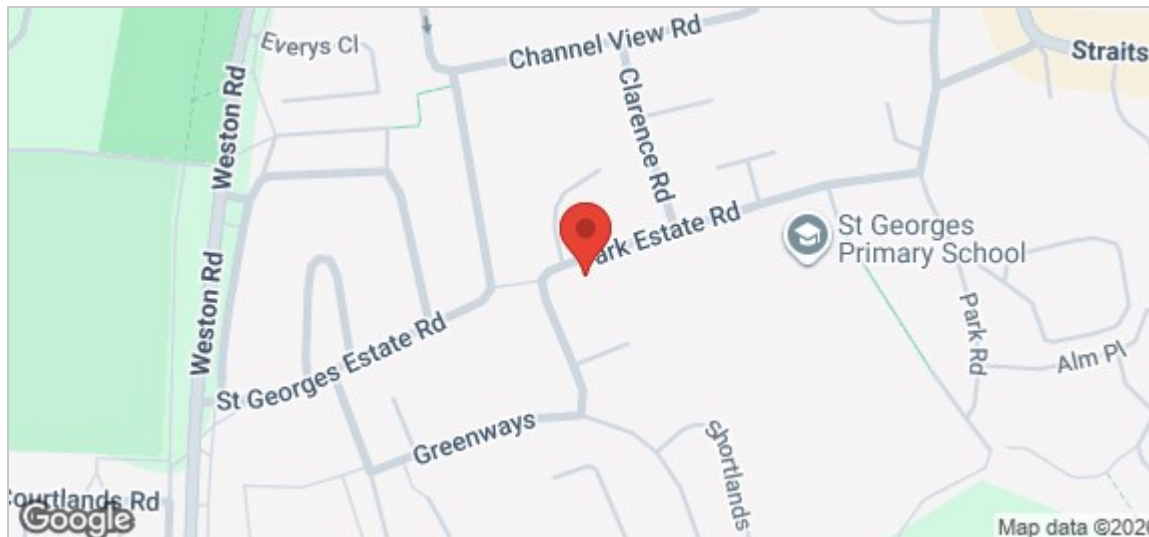
The following details have been provided by the vendor, as required by Trading Standards. These details should be checked by your legal representative for accuracy.

Property type: Mid Terrace
Property construction: Standard
Tenure: Freehold
Mains Electricity
Mains Water & Sewage: Supplied by Wessex Water
Heating Type: Gas Central Heating

Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker.
checker.ofcom.org.uk/

Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. In some instance, virtual staging and virtual enhancements are used. Intending purchasers should not rely on any photos or descriptions as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate. Any details including (but not limited to): lease details, service charges, ground rents, property construction, services, & covenant information are provided by the vendor and you should consult with your legal advisor/ satisfy yourself before proceeding. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(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		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		