



Instinct Guides You



## Shortlands, Portland Offers In Excess Of £200,000

- Parking
- Westerly Garden
- Feature Log Burner
- Two Double Bedrooms
- Well Presented
- Porch



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Welcome to this lovely two bedroom home located in the heart of Portland with PARKING and WESTERLY GARDEN. The home enjoys a feature LOG BURNER and is well presented throughout, making it an ideal first time purchase or investment.

From the road, the home enjoys a parking space for one car adjacent to the westerly garden. There are porches both sides to conveniently border the home. A path wraps round the terrace providing access to the traditional front door with another east-facing front garden for the morning sun.

Beyond the porches and inside, the lounge benefits excellent proportions with room for ample furnishings and potential dining space. A cupboard features under the stairs for storage. Across, a spacious kitchen/diner features extensive preparation space and wooden cabinetry in abundance; The proportions allow for dining space with an adjacent utility/pantry area. To the side, the smaller porch links the large storage cupboard to the rest of the home.

Upstairs, Bedroom One spans the width of the property, a generously proportioned double bedroom with ample floorspace and integrated storage cupboard. Bedroom Two is also a double with another built-in storage cupboard and is adjacent to the WC. The first floor is complete by a family bathroom - benefitting a double storage cupboard, bath and basin.

The garden has easy rear access with parking behind and is laid to an initial patio area for lower maintenance. Utilizing the westerly aspect, the space is perfect for enjoying the evening sun. The end of the garden also retains an earthy space for potential flowerbeds.

Tesco is a short walk away via a cut-through by the windmills with Easton Square just a touch further offering a vast range of eateries, shops and services.

## Room Dimensions

### Porch

**Living Room 16'4" > 9'10" x 11'5" > 8'8" (5.00m > 3.02m x 3.50m > 2.65m)**

**Kitchen / Diner 13'1" x 9'1" (3.99m x 2.77m)**

**Bedroom One 16'5" max x 8'10" max (5.02m max x 2.70m max)**

**Bedroom Two 10'11" x 7'4" (3.35m x 2.26m)**

### Toilet

### Bathroom



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			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			

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