



Alm Place

Portland, DT5 2LT



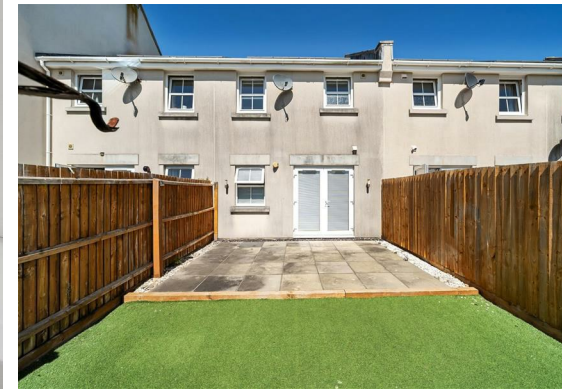
**Offers In Excess Of
£230,000 Freehold**

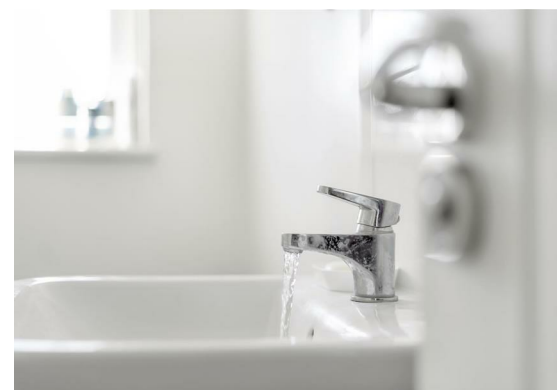


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- Beautifully Presented Mid Terrace Family Home
- Two Spacious Double Bedrooms
- Generous Open Plan Sitting/Dining Room
- French Doors Opening Onto The Rear Garden
- Modern Fitted Kitchen
- Ground Floor WC
- Contemporary Family Bathroom
- Enclosed Low Maintenance Rear Garden
- Ideal Purchase For FTB'S, Families Or Investors
- Viewing Strongly Recommended





Situated within a popular and well-established residential location on the Isle of Portland, this beautifully presented **TWO DOUBLE BEDROOM MID TERRACE** family home offers well balanced accommodation arranged over two floors. Combining **GENEROUS LIVING SPACE** with modern interiors, the property provides an excellent opportunity for first-time buyers, young families, professionals or investors seeking a home ready to move straight into.



Upon entering the property, you are welcomed into a bright entrance hall with a convenient ground floor cloakroom/WC and staircase rising to the first floor. To the rear, the property boasts a generous open-plan sitting/dining room, flooded with natural light and providing the perfect space for both everyday family living and entertaining guests. French doors open directly onto the rear garden, seamlessly blending indoor and outdoor living. The modern fitted kitchen offers an excellent range of wall and base units, ample work surface space and room for integrated and freestanding appliances.

The first floor comprises two well-proportioned double bedrooms, both offering comfortable accommodation with plenty of space for furnishings. Completing the upstairs is a contemporary family bathroom fitted with a modern three-piece suite.



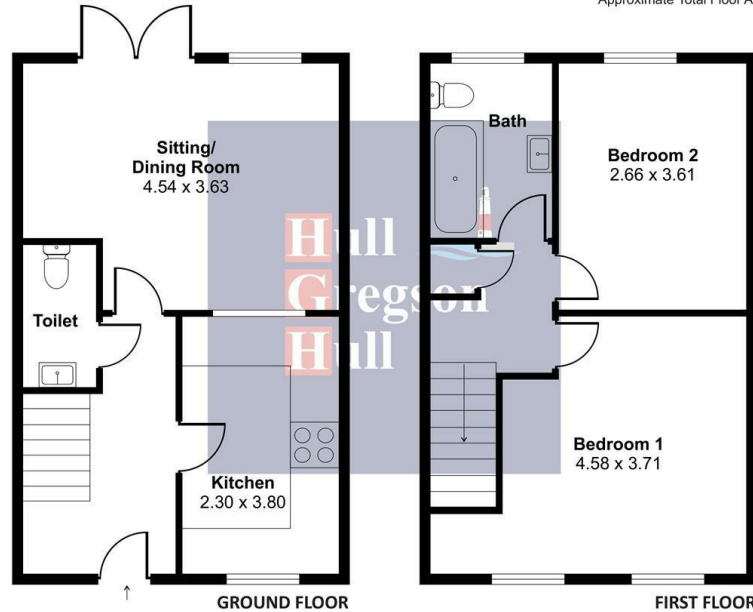
Externally, the property benefits from an enclosed rear garden, ideal for children, pets and summer entertaining, while the front provides an attractive approach to the home. The property also benefits from a parking space.

The property enjoys an attractive position within Alm Place, conveniently located close to a range of local amenities, reputable schools, public transport links and the spectacular Jurassic Coastline, making it perfectly suited for those looking to enjoy both convenience and the outstanding natural beauty that Portland has to offer.



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Approximate Ground Floor Area = 360.03 sq ft / 33.73 sq m
Approximate First Floor Area = 360.03 sq ft / 33.73 sq m
Approximate Total Floor Area = 720.06 sq ft / 67.46 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.

Sitting/Dining Room
14'10" x 11'10" (4.54 x 3.63)

Kitchen
7'6" x 12'5" (2.30 x 3.80)

WC

Bedroom One
15'0" x 12'2" (4.58 x 3.71)

Bedroom Two
8'8" x 11'10" (2.66 x 3.61)

Family Bathroom

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		
(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	