



## FEATURES

*Mid Terrace House*

*Three Bedrooms*

*Modern Fitted Kitchen &  
Bathroom*

*Modern PVCu Double  
Glazing*

*Gas Central Heating*

*Garage*

*Close to Amenities*

*No Forward Chain*



## SUMMARY

A mid terrace house conveniently situated close to the amenities of Easton Square. The property benefits from modern PVCu double glazing and gas central heating and offers a spacious entrance porch, lounge, modern kitchen, three bedrooms and a modern bathroom. Externally, there is an open plan front garden, a low maintenance paved and wall enclosed rear garden and a garage in an adjacent block. The property is offered with no forward chain.





## Outside

Open plan front garden laid to lawn. To the rear is a low maintenance wall enclosed garden with a paved patio and artificial lawn. Garage in an adjacent block with an up and over door.

## Council Tax Band

The Valuation Office Agency published assessment is band 'A'

## ACCOMMODATION

### Accommodation

PVCu double glazed front door to:

### Entrance Porch 5' 11" x 4' 3" (1.80m x 1.29m)

A spacious entrance porch with ample storage space for coats and footwear. Door to:

### Lounge 16' 6" Max x 12' 0" Max (5.03m x 3.66m)

PVCu double glazed window to front. Radiator. Under-stairs storage cupboard. Opening to:

### Inner Hall

Stairs ascending to first floor. Opening to:

### Kitchen 13' 2" x 9' 0" (4.01m x 2.74m)

Modern fitted kitchen with a range of base and wall mounted cupboards and drawers with complementary rolled edge work surfaces and ceramic tiled surrounds. Stainless steel sink. Plumbing for an automatic washing machine or dishwasher. Radiator. Wall mounted gas combination boiler. Walk-in storage cupboard. PVCu double glazed window and door to rear.

### First Floor Landing

Hatch to loft. Doors to:

### Bedroom 1 10' 0" x 9' 0" (3.05m x 2.74m)

PVCu double glazed window to front. Radiator.

### Bedroom 2 11' 6" x 7' 5" (3.50m x 2.26m)

PVCu double glazed window to rear. Radiator.

### Bedroom 3 12' 9" x 7' 0" Max (3.88m x 2.13m)

PVCu double glazed window to front. Radiator.

### Bathroom 9' 0" x 8' 8" (2.74m x 2.64m)

Modern suite with double end panel bath, corner shower cubicle, vanity wash hand basin and close coupled WC. Chrome ladder style towel rail/radiator. PVCu double glazed windows to rear.



## The Isle and Royal Manor of Portland

Portland provides a variety of shopping and business outlets as well as many leisure activities, in particular, the excellent fishing, sailing and water sports facilities. Portland and Weymouth hosted the sailing events of the 2012 Olympic Games from the Portland based National Sailing Academy and newly built marina, Osprey Quay.

### Viewing & Further Information

Viewing is strictly by appointment through the sellers sole agents, The Real Estate Bureau. Telephone 01305 826 999. We are open Monday - Friday 9:00 - 17:30 and Saturday 9:00 - 16:30. [www.therealestatebureau.co.uk](http://www.therealestatebureau.co.uk)

### Notes:



# FLOORPLAN



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### Important Notice

We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. The copyright of all details, photographs and floor plans remain exclusive to The Real Estate Bureau Ltd.

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