

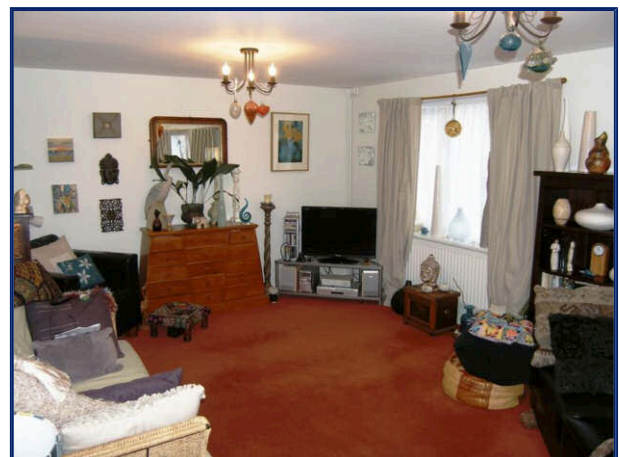


## £174,950 Freehold



### 9 Sandholes Close, PORTLAND, Dorset DT5 2LY

Offered to the market is this well presented, modern three bedroom, end of terrace house situated in the popular location of Sandholes Close, Southwell. The accommodation in brief comprises of entrance hall, downstairs cloakroom, lounge, kitchen, conservatory, three bedrooms and bathroom. The property further benefits from PVCu double glazing and gas central heating, whilst externally there is an enclosed rear garden and two allocated parking spaces at the rear of the property. Internal viewings are highly recommended.



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### The Accommodation Comprises:

#### Ground Floor:

##### Entrance:

PVCu double glazed front door to:

##### Entrance Hall:

Stairs leading to first floor. Smoke detector. Radiator. Timber door to:

##### Downstairs Cloakroom:

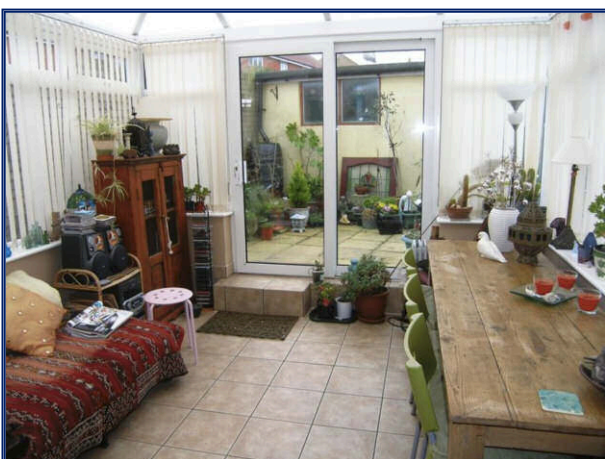
Comprising low level wc and wall mounted wash hand basin. Radiator. Coat hanging space. PVCu double glazed (obscured) window to side.

##### Lounge: 16' 8"mm x 12' 2"mm (5.08m x 3.71m)

PVCu double glazed windows to front and two PVCu double glazed windows to side. Two TV connection points and satellite connection. Telephone point. Two radiators.

##### Kitchen: 12' 4" x 11' 8" (3.76m x 3.56m)

Comprising matching range of base and wall mounted cupboards and drawers with complementary rolled edged work surfaces and ceramic tiled surrounds. One and a half bowl single drainer stainless steel sink unit with mixer tap over. Fitted low level electric oven with gas hob and extractor fan over. Space and plumbing for automatic washing machine and dishwasher. Space for fridge/freezer. Wall mounted combination boiler. Radiator. Recess area. Timber door to understairs storage cupboard. PVCu double glazed window to garden. PVCu double glazed door to:



##### Conservatory: 10' 11" x 10' 4" (3.33m x 3.15m)

PVCu double glazed windows to side and rear. PVCu double glazed sliding doors to garden. Radiator. Ceramic tiled flooring.

#### First Floor:

##### Landing:

Smoke detector. Radiator. Timber door to:

##### Bedroom One: 12' 4" x 9' 10" (3.76m x 3m)

PVCu double glazed window to front and one to side. Loft hatch with ladder providing access to loft. TV point. Telephone point. Radiator.

##### Bedroom Two: 9' 9" x 9' 2" (2.97m x 2.79m)

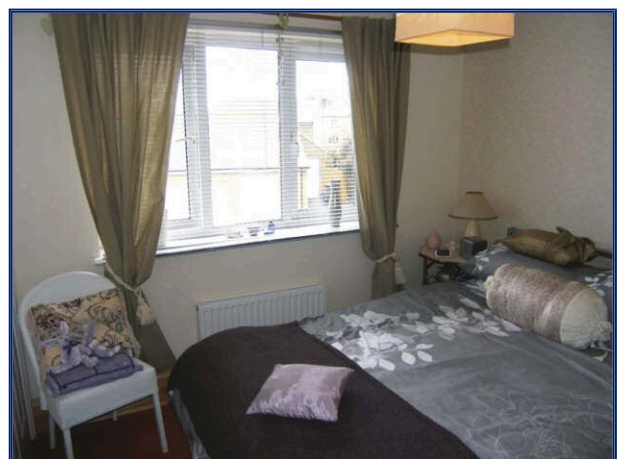
PVCu double glazed window to front. Timber door to storage cupboard with slatted shelving. Timber door to wardrobe cupboard with hanging rail. Radiator.

##### Bedroom Three: 8' 10" x 6' 6" (2.69m x 1.98m)

PVCu double glazed window to side. Radiator.

##### Bathroom:

Suite comprising fitted panelled bath with shower attachment over. Low level wc and pedestal wash hand basin. Radiator. PVCu double glazed (obscured) window to rear.



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### Outside:

#### Front:

At the front for the property there is an open mainly laid to shingle area with path leading to front door. Outside light.

#### Rear:

To the rear there is an enclosed garden which is mainly laid to patio. Block built shed. Purpose built brick barbecue. Outside tap. Timber gate to rear providing pedestrian access to allocated parking.

#### Allocated Parking:

Hard standing spaces for two cars.

#### Council Tax Band:

The Valuation Office Agency published assessment is band 'C'.

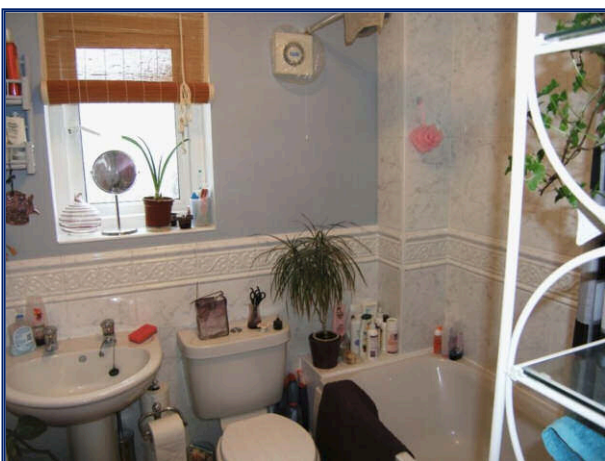
#### Viewing & Further Information:

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)

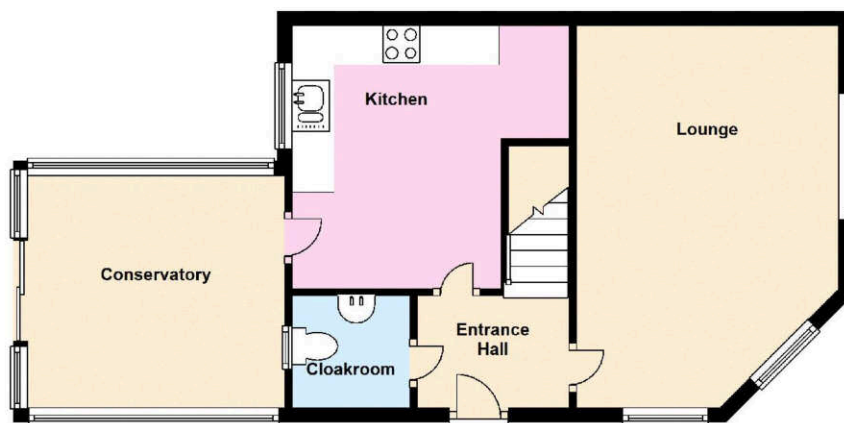
#### The Isle & Royal Manor of Portland:

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 have been selected to host the sailing events of the 2012 Olympic games from the Portland based National Sailing Academy and newly built marina, Osprey Quay.

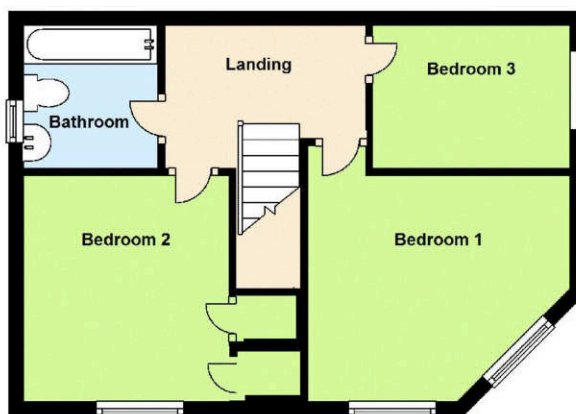
### Notes:



**Ground Floor**



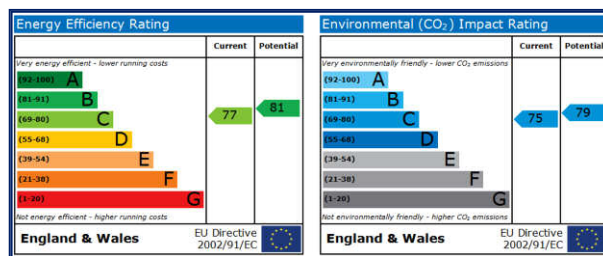
**First Floor**



**Energy Performance Certificate (EPC) Notes:**

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.



**Important Notice**

We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans 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 floorplans remain exclusive to The Real Estate Bureau Ltd.

**Free Market Appraisals**

The Real Estate Bureau offer a free no-obligation market appraisal service. If you are considering placing your home for sale in the near future, or are currently marketing your property without success, then please contact us on 01305 826 999.

**Independent Mortgage Advice**

If you are considering moving home or re-mortgaging your existing property in the near future, The Real Estate Bureau would be pleased to make an appointment for you to meet with our qualified independent mortgage advisors.

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