



Easton Square
Portland, DT5 1BX

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Guide Price
£145,000 Freehold



Easton Square

Portland, DT5 1BX

- Charming Stone Cottage
- In Need of Some Modernisation
- Close to Local Amenities
- Open Plan Living Space
- Allocated Parking Space
- One Double Bedroom
- Family Bathroom Upstairs ~ Bath & Shower
- Low-Maintenance Enclosed Garden
- Ideal Investment Purchase
- Desirable Location ~ Easton Square

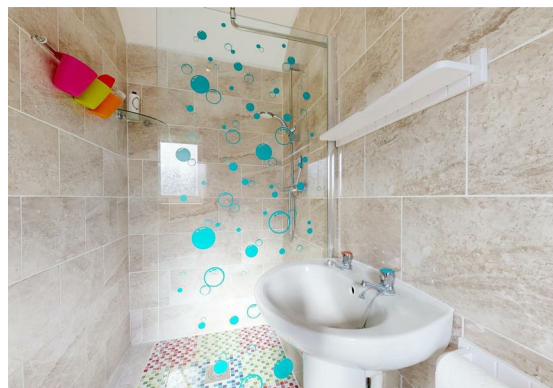




This CHARMING STONE COTTAGE in need of some modernisation, set in SOUGHT-AFTER LOCATION, off EASTON SQUARE, is presented for sale. The property boasts an OPEN-STYLE LIVING AREA with COSY LOUNGE, a KITCHEN-DINER and FRENCH DOORS onto the LOW-MAINTENANCE STYLE GARDEN as well as presenting an ALLOCATED PARKING SPACE.



Stepping over the threshold, you find yourself in the living area. The space presents french doors leading into the low-maintenance style garden as well as feature fireplace. The room currently hosts a seating area and television unit: perfect for relaxing of



an evening.

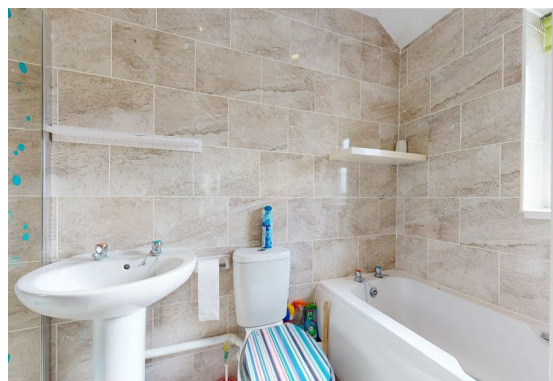
The downstairs accommodation also presents a kitchen diner. The kitchen comprises white modern-style base and wall mounted cabinets with black granite effect worktops over. The kitchen hosts space for some freestanding appliances and also provides a dining area - currently set up with a four-seater dining table.

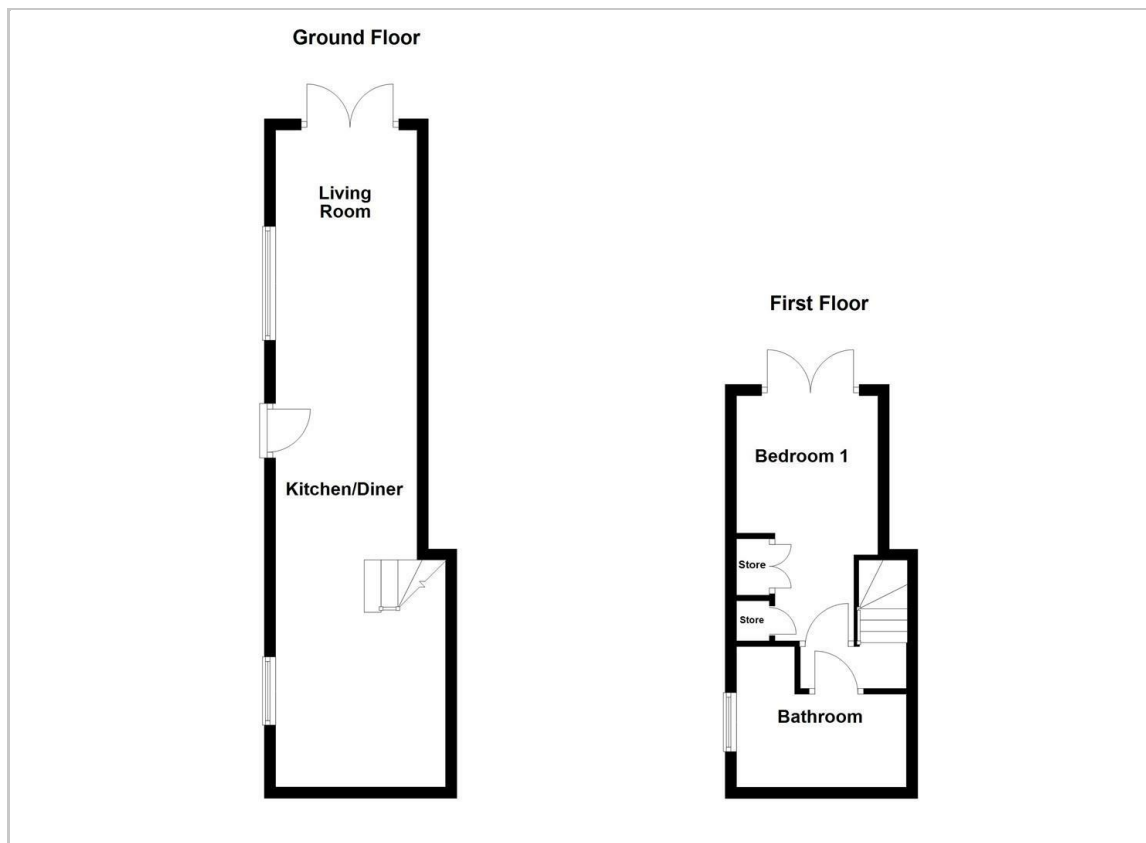
The first floor provides the property's bedroom and family bathroom. The bathroom is neatly-presented and comprises a walk-in shower, corner panelled bath, wash-hand basin, WC and heated towel rail.

The property offers a double bedroom with ample built-in storage as well as plenty of floor space: currently utilised with a double bed and other cabinets. The room also offers french doors onto a roof terrace to enjoy the sunshine and surroundings.

Externally, the property boasts a low-maintenance garden with lockable shed and patio area. The garden is currently set up with chairs to relax in. The property also offers an allocated parking space which provides convenience to your doorstep.

Viewings are highly advised to appreciate the potential the property offers.





Living Room

14'9" max x 7'10" max (4.5m max x 2.4m max)

Kitchen Diner

22'11" max x 9'10" max (7m max x 3m max)

Bathroom

9'10" max x 6'6" max (3m max x 2m max)

Bedroom

16'4" max x 8'2" max (5m max x 2.5m max)

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: Terraced cottage

Property construction: Standard

Mains Electricity

Mains Water & Sewage: Supplied by Wessex Water

Heating Type: Gas Central Heating

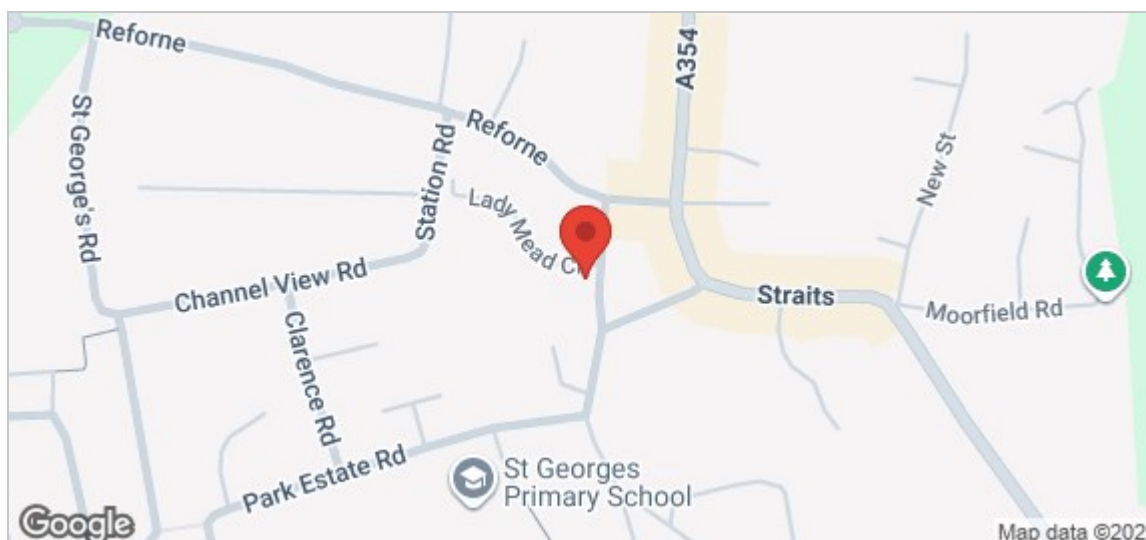
Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker.

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. Intending purchasers should not rely on them 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		90
(81-91) B		
(69-80) C		57
(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

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