



Victoria Road

Portland, DT5 1DG



**Offers In Excess Of
£200,000 Freehold**



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- Semi-Detached Family Home
- Three Bedrooms
- Front Aspect Lounge
- Fitted Kitchen
- Ground Floor Bathroom
- Rear Aspect Conservatory
- Landscaped Enclosed Garden
- Ideal Starter Home
- Highly Popular Location
- Close To Coastal Walks





A spacious SEMI-DETACHED FAMILY HOME offering spacious living accommodation, THREE well-proportioned bedrooms, conservatory & a sizeable, WESTERLY FACING rear garden. Set just a short stroll from Easton Square and the array of eateries and amenities Easton has to offer, this property is a FANTASTIC FIRST TIME BUY.



The ground floor features a generously sized living room with sizeable easterly aspect window, ample room for furniture and a wood burning stove, adding to the cosy feel. A door leads through into the kitchen, a well appointed room with an array of wall and base units, ample space for



appliances. The space currently boasts an integrated oven and hob, space for fridge freezer and a separate utility area beyond the kitchen. A family bathroom sits adjacent to the kitchen. A standout feature of this home is the inviting conservatory, which serves as a perfect spot for relaxation or entertaining, allowing natural light to flood the living space and providing a seamless connection to the garden.

To the first floor are three bedrooms. The primary bedroom occupies the front of the property, a sizeable double room with two separate built in storage cupboards. The second bedroom is a further double room which enjoys a westerly aspect and overlooks the rear garden. Completing the property is bedroom three, a large single room which is currently utilised as an office.

This property is not only a wonderful family home but also a fantastic opportunity for those looking to settle in a friendly community. With its spacious layout and large garden, this semi-detached house won't hang around for long.



A floor plan of a house with the following rooms and features:

- Conservatory:** A large purple room at the top left with a bay window.
- Kitchen:** A green room below the conservatory, containing a sink and a four-burner stove.
- Bathroom:** A blue room to the right of the kitchen, containing a bathtub, toilet, and sink.
- Sitting Room:** A large orange room at the bottom, containing a fireplace on the left wall.
- Stairs:** A pink area on the right side of the sitting room, with a staircase leading up.
- Hallway:** A central orange hallway connecting the rooms.

The floor plan shows a rectangular layout. At the top left is a pink room labeled 'Bedroom 2'. To its right is a light blue room labeled 'Bedroom 3'. Below 'Bedroom 2' is a large orange room labeled 'Bedroom 1'. To the right of 'Bedroom 1' and 'Bedroom 3' is a green area labeled 'Landing'. A staircase is located within the landing area, indicated by a series of horizontal lines. Arched lines represent doorways between the rooms and the landing. A small purple triangular area is visible in the top left corner of the pink room.

14'9" max x 11'10" max (4.5 max x 3.62 max)

13'1" x 6'6" (4 x 2)

7'10" x 9'10" (2.4 x 3)

8'2" x 4'7" (2.51 x 1.4)

9'10" x 13'11" (3 x 4.25)

9'5" x 9'5" (2.88 x 2.88)

5'10" x 9'10" (1.8 x 3)

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: Semi-Detached

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/

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, **Energy Efficiency Rating** and your **Environmental Impact (CO₂) Rating** and your firm's property.

