



Clarence Road
Portland, DT5 2BA

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**Offers In Excess Of
£255,000 Freehold**

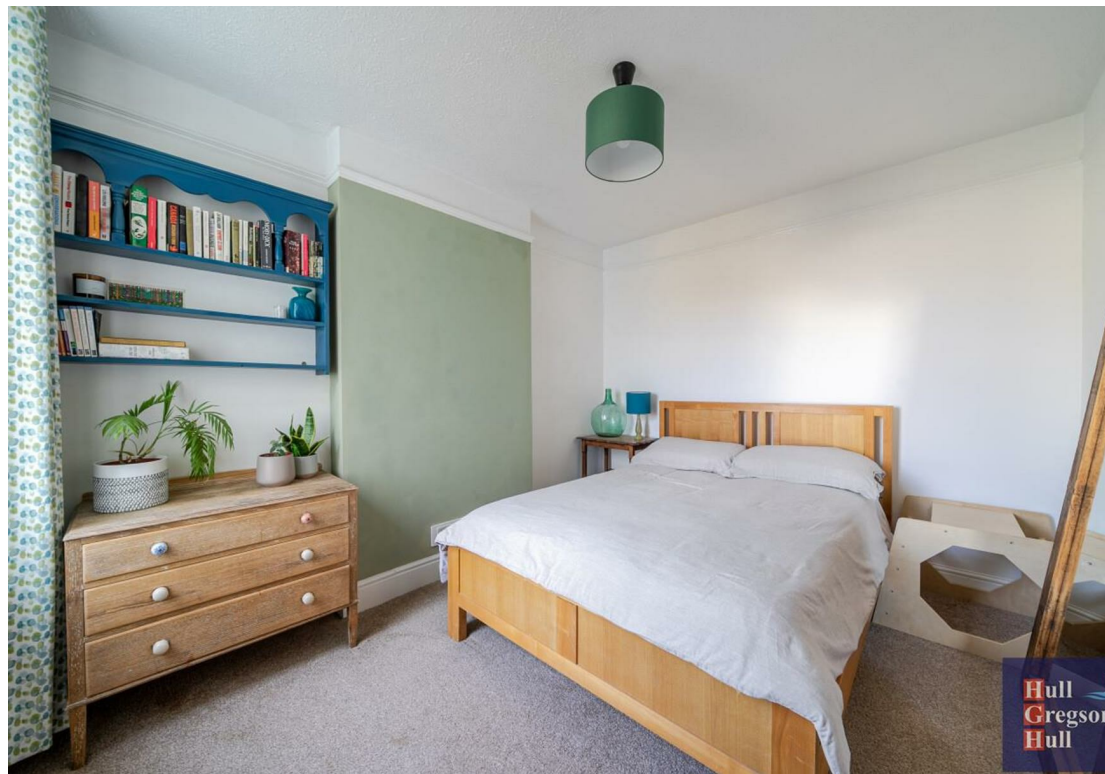


Clarence Road

Portland, DT5 2BA

- Ideal End Of Terrace Family Home
- Spacious Accommodation Throughout
- Three Bedrooms
- Open Plan Living/Dining Room
- Spacious Modern Kitchen
- Separate Utility Room
- Family Bathroom
- Private Low Maintenance Rear Garden
- Close To Amenities & Schools
- Viewings Highly Advised





This BEAUTIFULLY PRESENTED THREE BEDROOM END OF TERRACE property offers the perfect blend of CHARM, CHARACTER and natural light throughout, making it an IDEAL PURCHASE for growing families or those seeking a warm and welcoming home.



Upon entering, you are greeted by a bright and inviting entrance hallway, complete with a handy understairs storage cupboard, perfect for coats, shoes and everyday essentials. To the front aspect, the cosy living room is full of character, boasting exposed wooden floorboards and an attractive wood burner, creating a wonderful



focal point for those colder evenings. This charming space flows seamlessly into the dining area, which comfortably accommodates a six-person table and benefits from a rear aspect window allowing additional natural light to flood through. Completing the ground floor is a sizeable modern fitted kitchen, thoughtfully designed with space for a range-style cooker and featuring French doors that open directly onto the rear garden, ideal for indoor-outdoor living and entertaining. Just off the kitchen is a separate utility room with plumbing for additional domestic appliances, keeping the main kitchen space clutter-free and functional.

To the first floor, you will find three well-proportioned bedrooms and the family bathroom. Bedroom one is a generous bay-fronted double room, filled with natural light. Bedroom two is another comfortable double, while bedroom three offers flexibility as an ideal guest room, nursery or home office. The family bathroom is fitted with a bath, separate shower, wash hand basin and WC.



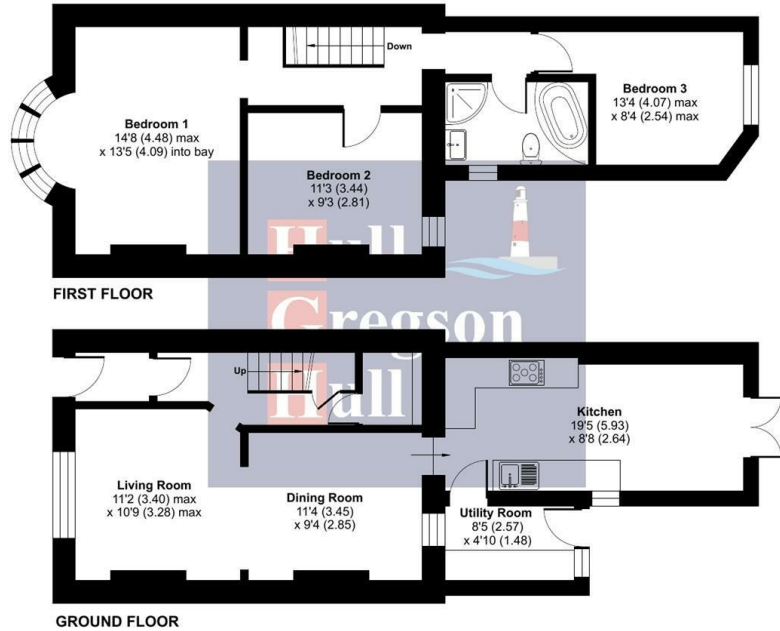
Externally, the property benefits from an enclosed, low-maintenance rear garden featuring a combination of patio and decking areas, perfect for relaxing or entertaining during the warmer months. There is also the added convenience of a handy side access gate.

A truly delightful home offering space, character and practicality in equal measure – early viewing is highly recommended.

Clarence Road, Portland, DT5

Approximate Area = 1114 sq ft / 103.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © rixhocom 2026. Produced for Hull Gregson & Hull (Portland) Ltd. REF: 1421445

Living Room
11'2 max x 10'9 max (3.40m max x 3.28m max)

Dining Room
11'4 x 9'4 (3.45m x 2.84m)

Kitchen
19'5 x 8'8 (5.92m x 2.64m)

Utility Room
8'5 x 4'10 (2.57m x 1.47m)

Bedroom One
14'8 max x 13'5 into bay (4.47m max x 4.09m into bay)

Bedroom Two
11'3 x 9'3 (3.43m x 2.82m)

Bedroom Three
13'4 max x 8'4 max (4.06m max x 2.54m max)

Bathroom

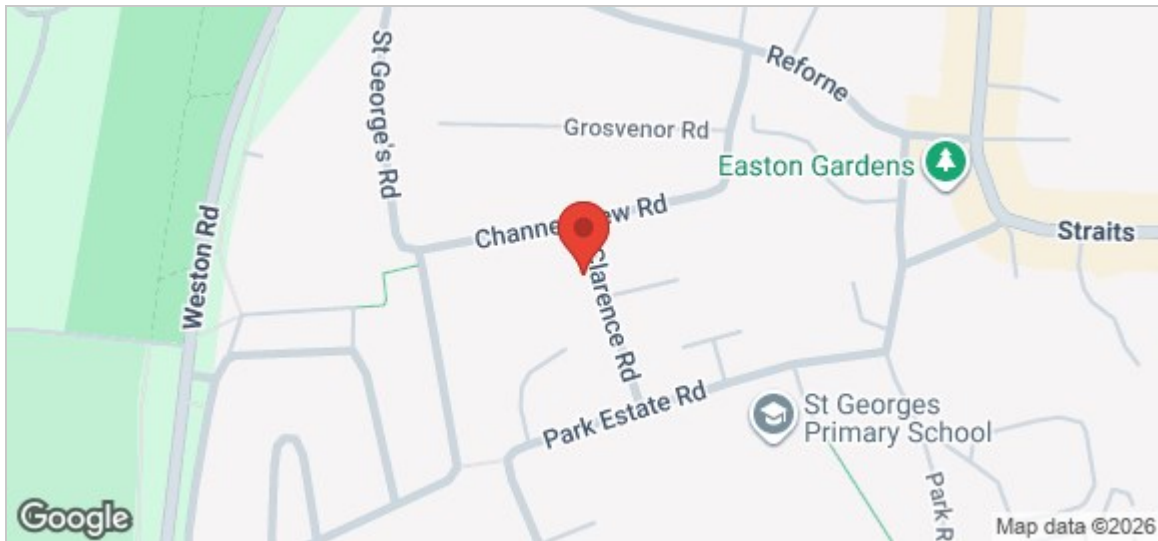
Additional information

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: End of 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.gov.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 firm's 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			
		63	76
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	