



Isle Road

Portland, DT5 2JQ



**Offers In Excess Of
£280,000 Freehold**

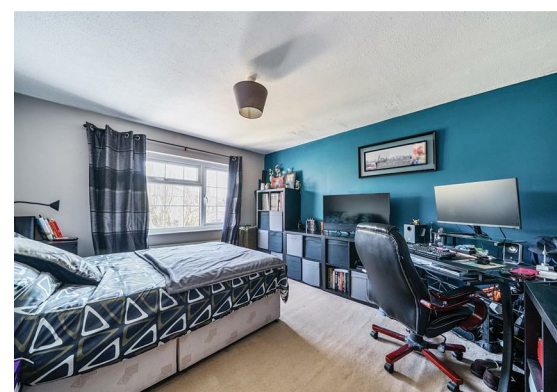


Isle Road

Portland, DT5 2JQ

- Ideal Family Home
- Three Double Bedrooms & Loft Space
- Sizeable, Well-Presented Rear-Aspect Lounge
- Second Reception Room / Bedroom Four
- Block-Paved Off-Road Parking to Front
- Sought-After Residential Location
- Close to Local Amenities
- Light & Airy Throughout
- Well-Proportioned Accommodation
- Beautifully-Presented Rear Garden





This THREE DOUBLE-BEDROOM, plus LOFT SPACE, HOUSE with a SIZEABLE, WELL-PRESENTED LOUNGE as well as SECOND RECEPTION ROOM which could be utilised as BEDROOM FOUR. The property boasts WELL-PROPORTIONED, LIGHT and AIRY ACCOMMODATION throughout as well as benefitting from BLOCK-PAVED OFF-ROAD PARKING to the front and a BEAUTIFULLY PRESENTED REAR GARDEN. The property is situated in a HIGHLY SOUGHT-AFTER RESIDENTIAL LOCATION and viewings come highly advised to fully appreciate the property on offer.

To the front of the property, you find the property's off-road block-paved parking. Stepping over the threshold, you find yourself in the porch: the perfect space for storing shoes and hanging coats. The



ground floor accommodation consists of a lounge, kitchen and a secondary reception room which could be utilised as a fourth bedroom or alternatively a home office.

The kitchen comprises base level and wall hung cabinets with wood-effect worktops over, a front-aspect window and space for freestanding appliances. To the rear, the property hosts a sizeable, well-presented lounge with two sets of french doors leading into the rear garden and spilling sunshine into the space. The ground floor also boasts a second reception room, which could be set up as a snug, dining room, home office or fourth bedroom.

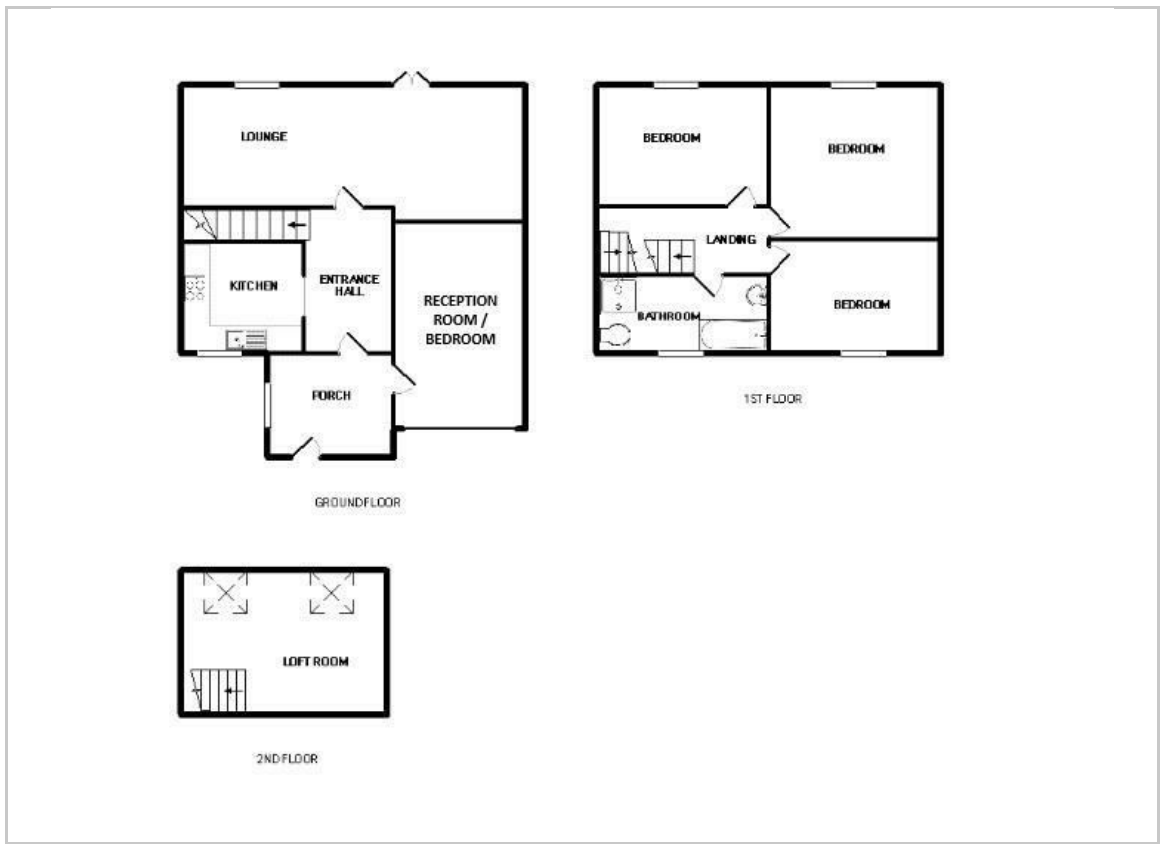
Ascending to the first floor, you find the property's three double bedrooms and family bathroom. The family bathroom is neutrally-decorated and comprises a panelled bath, enclosed shower cubicle, wash-hand basin and WC. Each bedroom is well-presented, with ample room for a double bed and furnishings, as well as having respective front/ rear aspect windows spilling rays of sunshine into the rooms.



The property also boasts a utilisable boarded loft space, accessed via a staircase on the first floor. The space is well-presented and hosts two skylight windows.

Externally, the property presents a beautifully-kept rear garden. The garden is predominantly laid to patio, the perfect space to enjoy a barbeque or glass of wine on a summer evening, with some lawn and shrubs too providing some welcome greenery.

Viewings come highly advised to fully appreciate the property on offer.



Porch

Kitchen

8'3" x 7'8" (2.52m x 2.36m)

Lounge

20'8" x 10'0" (6.31m x 3.06m)

Bedroom One

13'0" x 10'5" (3.97m x 3.2m)

Bedroom Two

10'6" x 8'5" (3.21m x 2.57m)

Bedroom Three

9'10" x 9'10" (3m x 3m)

Reception Room / Bedroom Four

18'3" x 8'1" (5.58m x 2.48m)

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: Mid-Terrace House

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		
(81-91) B		
(69-80) C		
(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	