



Court Barton

Portland, DT5 2HJ



Asking Price
£250,000 Freehold



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- Modern Well Presented Mid Terrace
- Ideal Family Home
- Spacious Lounge/Dining Room
- Modern Fitted Kitchen
- Large Separate Utility
- Three Bedrooms
- Modern Newly Fitted Bathroom
- Off Road Parking
- Low Maintenance Rear Garden
- Viewings Highly Advised





Situated within the popular residential location of COURT BARTON, Portland, this modern and well-presented THREE BEDROOM MID TERRACE FAMILY HOME offers well-proportioned accommodation arranged over two floors, making it an ideal purchase for growing families, first-time buyers or those seeking a comfortable home in a convenient location. Further benefitting from OFF ROAD PARKING and a private LOW MAINTENANCE rear garden.



The ground floor welcomes you into a light and airy, spacious lounge/dining room, providing an excellent space for both relaxing and entertaining, with ample room for a range of living and dining furniture. The modern fitted kitchen is thoughtfully arranged with a good selection of fitted units and worktop space. A rear door from the kitchen leads out to the rear garden. A separate utility room offers valuable additional practicality and storage.

To the first floor, the property continues to impress with three bedrooms, comprising two well-proportioned double bedrooms and a further bedroom, offering flexibility for family living, guest accommodation or a home office. The accommodation is complemented by a newly fitted modern family bathroom.

Externally, the property benefits from off-road parking to the front, providing convenient parking, while to the rear is an enclosed, low-maintenance garden, offering a private outdoor space ideal for enjoying the warmer months, entertaining friends and family or relaxing outdoors without the demands of extensive upkeep.

Located in Court Barton, Portland, the property is well placed for access to the amenities and facilities available across the island, making this an appealing opportunity for buyers seeking a modern family home in an established residential setting.

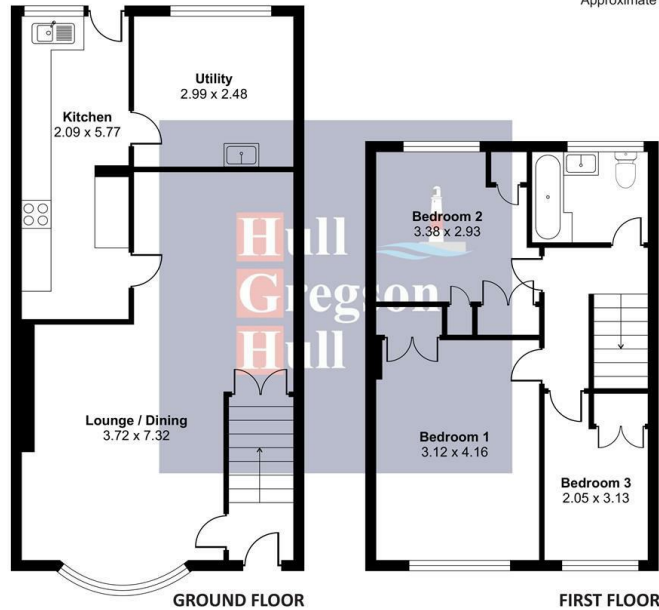
Early viewing is highly recommended to fully appreciate the accommodation, practical layout and outside space this attractive home has to offer.



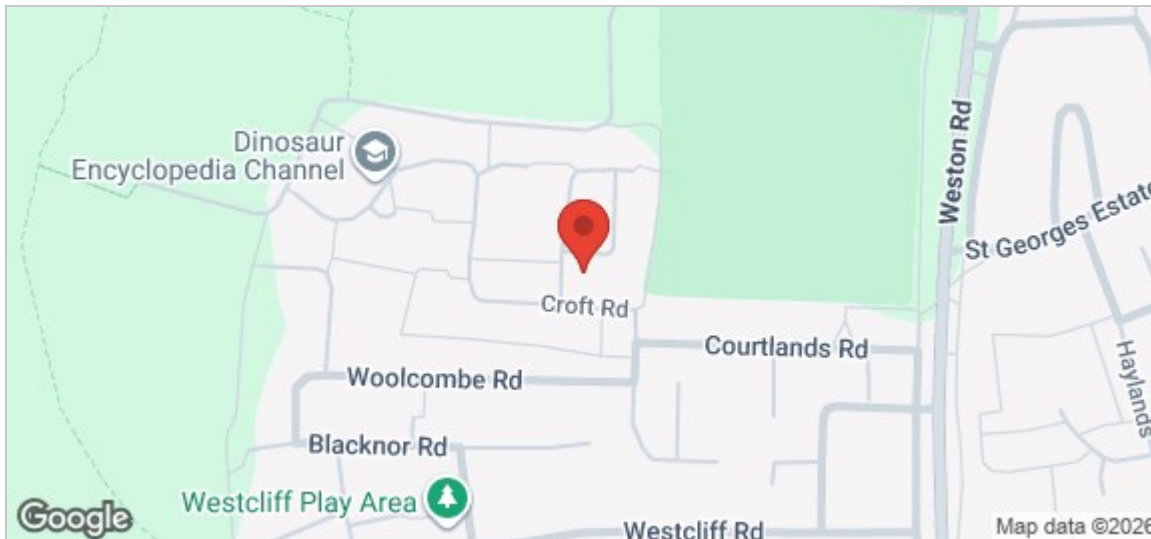


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Approximate Ground Floor Area =563.90 sq ft / 52.83 sq m
Approximate First Floor Area =453.75 sq ft / 42.51 sq m
Approximate Total Area =1017.65 sq ft / 95.34 sq m
For Identification only - Not to Scale



These floor plans are for general guidance only. All measurements and areas are approximate. No warranty or representation is made as to their accuracy, and they should not be relied upon for contractual or legal purposes. Interested parties must verify all details independently.



Lounge/Dining

12'2" x 24'0" (3.72 x 7.32)

Kitchen

6'10" x 18'11" (2.09 x 5.77)

Utility

9'9" x 8'1" (2.99 x 2.48)

Bedroom One

10'2" x 13'7" (3.12 x 4.16)

Bedroom Two

11'1" x 9'7" (3.38 x 2.93)

Bedroom Three

6'8" x 10'3" (2.05 x 3.13)

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
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.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. In some instance, virtual staging and virtual enhancements are used. Intending purchasers should not rely on any photos or descriptions 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	

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