



Court Barton.
Portland., DT5 2HJ

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Asking Price
£225,000 Freehold



Court Barton.

Portland., DT5 2HJ

- Three Double Bedroom Mid Terraced House
- South Westerly Facing Bay Window to Living Room
- Low Maintenance Rear Garden
- Open Plan Lounge Dining Area with Dual Aspect
- Spacious Kitchen Opening to Utility Room,
- Ground Floor Wet Room
- Ample Built in Storage to Bedrooms One and Two
- Upstairs Bathroom
- Additional Storage on Landing
- Garage to Rear





A WELL-PRESENTED THREE BEDROOM HOME offering SPACIOUS & WELL-ARRANGED ACCOMMODATION, featuring a GENEROUS LOUNGE, SEPARATE DINING AREA, MODERN KITCHEN with UTILITY, and a GROUND FLOOR WET ROOM alongside a FAMILY BATHROOM. Further benefits include a GARAGE, making this an IDEAL FAMILY HOME, situated in a POPULAR PORTLAND LOCATION with NO FORWARD CHAIN

Entering through the front door, you



are welcomed into a spacious entrance hall with stairs rising to the first floor and access into the principal ground floor rooms.

To the front of the property sits the generously sized lounge, a bright and inviting space enhanced by a feature fireplace and a large bay-style window that allows natural light to pour in, creating a warm and comfortable setting for relaxing or entertaining.

Moving through, the layout flows seamlessly into a separate dining area, ideal for family meals or hosting guests, with a natural connection through to the kitchen.

The kitchen is neatly arranged with ample worktop and storage space, providing a practical environment for everyday cooking. From here, a door leads through to a useful utility room, offering additional storage and space for appliances.

Beyond the utility, you will find a modern wet room, adding flexibility and convenience to the ground floor accommodation.



Heading upstairs, the first floor reveals three well-proportioned bedrooms. The principal bedroom is a superb double room with plenty of space for furnishings, while bedroom two provides another comfortable double. Bedroom three is perfectly suited as a single room, nursery or home office.

The first floor is serviced by a family bathroom, fitted with a bath, wash hand basin and WC.

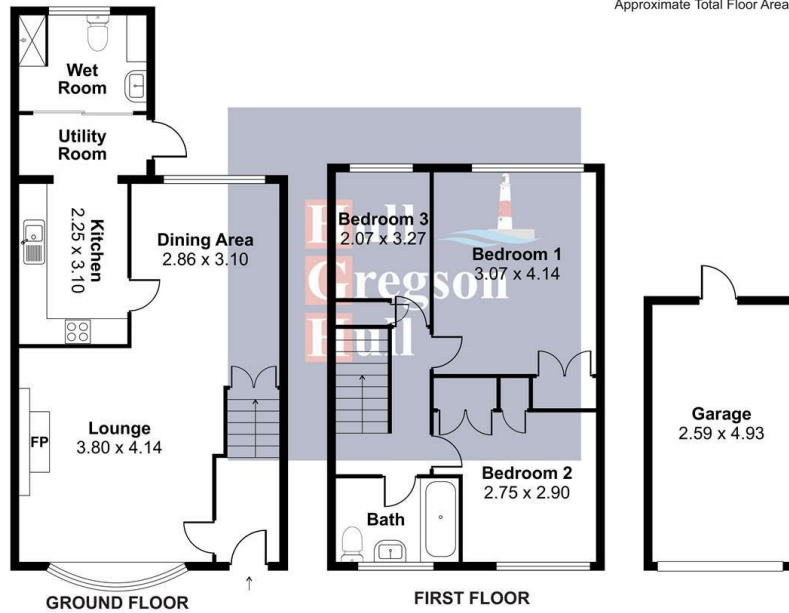
Externally, the property benefits from a garage, providing excellent storage or secure parking, along with additional driveway space.

A low-maintenance rear garden offering a fantastic blank canvas for buyers to personalise. The space is mainly laid with a combination of patio paving and decorative gravel, creating a practical outdoor area ideal for seating and entertaining. Enclosed by a mix of timber fencing and brick walling, the garden provides a good degree of privacy. There are established planting borders adding a touch of colour, along with a useful outbuilding for storage.

With plenty of potential to further landscape or redesign, this outdoor space is perfect for those looking to put their own stamp on their garden.

Court Barton, Portland, Dorset, DT5 2HJ

Approximate Ground Floor Area = 486.73 sq ft / 45.60 sq m
 Approximate First Floor Area = 437.84 sq ft / 41.02 sq m
 Approximate Garage Area = 134.17 sq ft / 12.57 sq m
 Approximate Total Floor Area = 1058.74 sq ft / 99.19 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
 12'5" x 13'6" (3.80 x 4.14)

Dinning Area
 9'4" x 10'2" (2.86 x 3.10)

Kitchen
 7'4" x 10'2" (2.25 x 3.10)

Bedroom One
 10'0" x 13'6" (3.07 x 4.14)

Bedroom Two
 9'0" x 9'6" (2.75 x 2.90)

Bedroom Three
 6'9" x 10'8" (2.07 x 3.27)

Garage
 8'5" x 16'2" (2.59 x 4.93)

Additional information

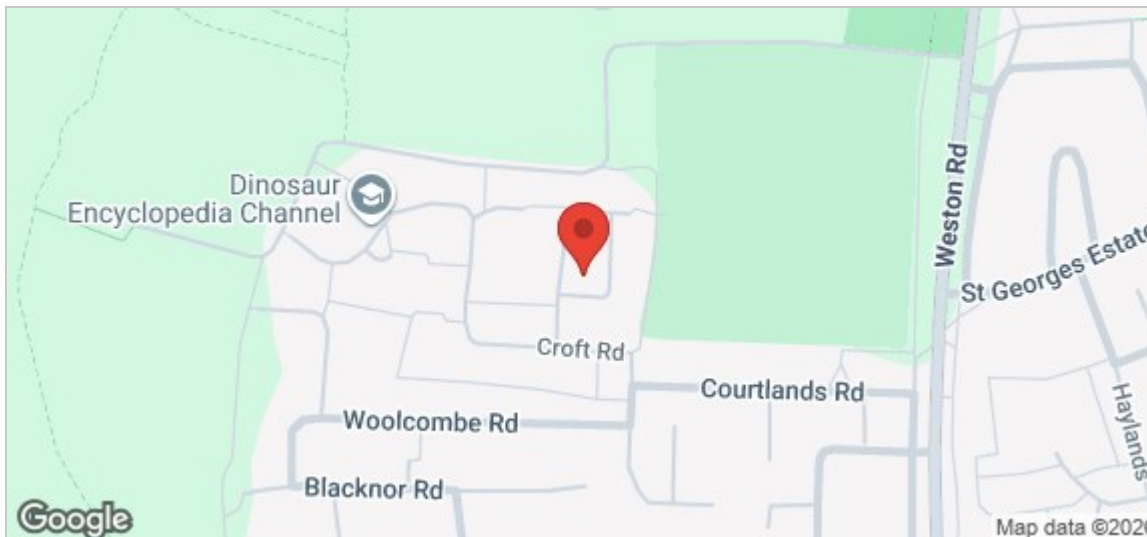
The following details have been provided by the vendor, as required by Trading Standards. These details should be checked by your legal representative for accuracy.

Property type: Mid Terrace
 Property construction: Standard
 Tenure: Freehold
 Mains Electricity
 Mains Water & Sewage: Supplied by Wessex Water
 Heating Type: Gas

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			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		62	
(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	