

**Victoria Place**  
Portland, DT5 2AA



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





## Victoria Place

Portland, DT5 2AA

- Mid Terrace Period Family Home
- Three Bedrooms
- Offered For Sale With No Onward Chain
- Two Reception Room
- Fitted Kitchen
- Downstairs Bathroom
- Low Maintenance Rear Garden
- Ideal Investment or First Time Purchase
- Close To Local Amenities & Public Transport
- Viewings Highly Advised







OFFERED FOR SALE WITH NO ONWARD CHAIN is this well presented MID TERRACE PERIOD family home. Benefitting from GENEROUS LIGHT & AIRY accommodation throughout, comprising THREE BEDROOMS, front aspect LOUNGE, separate DINING ROOM, fitted KITCHEN and downstairs FAMILY BATHROOM. Outside there is a PRIVATE LOW MAINTENANCE rear garden.



Entering the property you are greeted by an entrance vestibule which opens into the entrance hallway. From the entrance hallway doors lead to all principal rooms. To the front of this ideal family home is the front aspect lounge. This is a charming cosy room benefitting from a modern fitted feature fireplace. Sliding doors from the lounge provide access through to the separate rear aspect dining room. A rear aspect window overlooks the rear garden and allows an ample amount of natural light to flood the room. The kitchen offers a range of colour matching eye and base level storage cupboards as well as space for a range of free standing domestic appliances. To complete the ground floor accommodation is the family bathroom, comprising bath, shower cubicle, wash hand basin and WC.

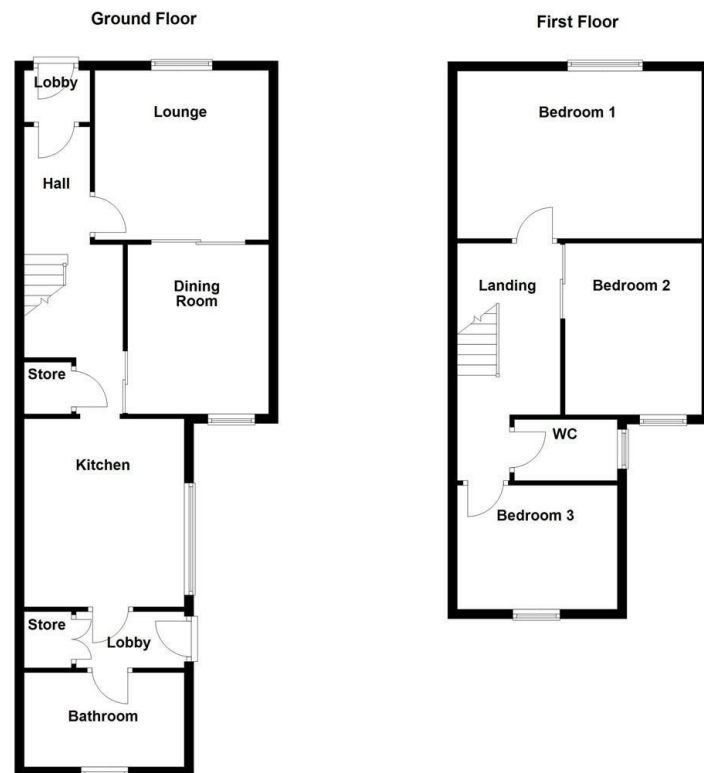
Stairs rise to the first floor where bedrooms one, two and three are located. Bedroom one is a large front aspect double bedroom, bedroom two is a further double bedroom, with bedroom three being an ideal guest room.

Outside there is an enclosed private low maintenance space. The garden is laid to patio with a border ideal for planting shrubs and bushes. There is a rear access gate leading to pedestrian pathway.

Viewings come highly advised to appreciate the size, space and accommodation on offer. Being offered for sale with no onward chain, this would make an excellent main home or investment opportunity.







**Lounge**  
11'8" x 11'5" (3.57m x 3.49m)

**Dining Room**  
11'9" x 9'9" (3.60m x 2.99m)

**Kitchen**  
10'2" x 9'0" (3.12m x 2.75m)

**Bathroom**  
8'10" x 7'0">4'1" (2.70m x 2.15m>1.27m)

**Bedroom One**  
14'6" x 11'6" (4.42m x 3.53m)

**Bedroom Two**  
11'10" x 9'10">8'11">2'11" (3.62m x 3.02m>2.73m>0.89m)

**Bedroom Three**  
9'3">7'5" x 7'4" (2.84m>2.28m x 2.25m)

**Upstairs WC**  
6'3" x 2'10" (1.93m x 0.87m)

#### 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.

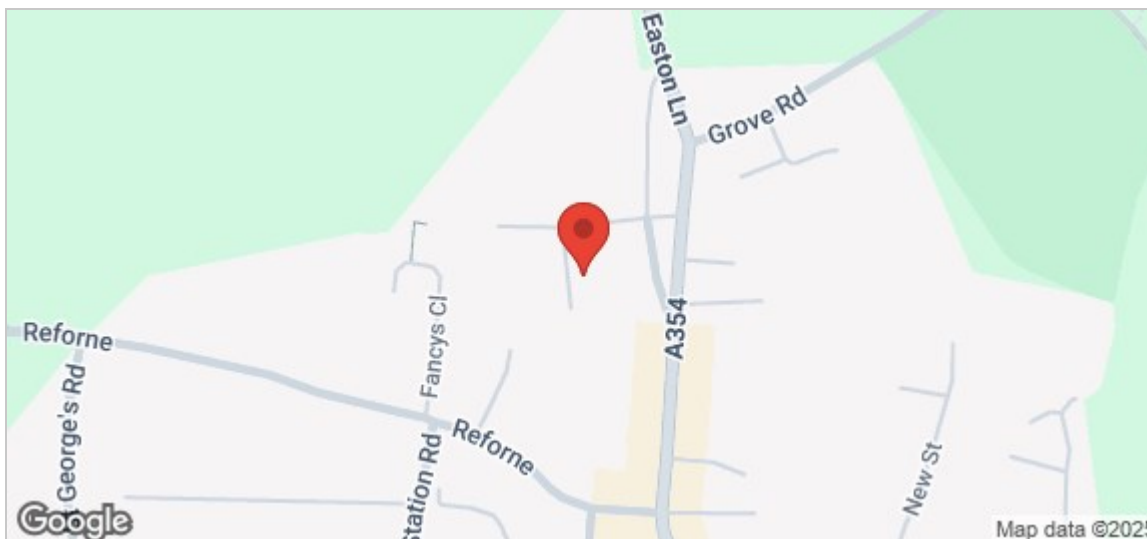
Property type: Mid Terrace  
Property construction: Standard  
Mains Electricity  
Mains Water & Sewage: Supplied by Wessex Water  
Heating Type: Gas Central Heating

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	
			88
			71

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	