



## 19A Easton Street

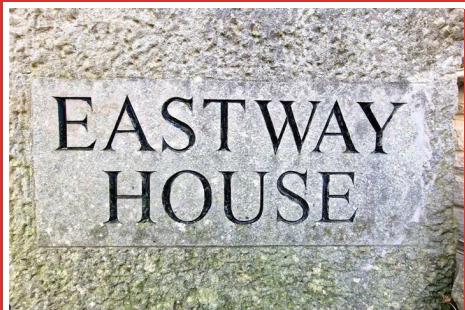
Portland, DT5 1BS

£300,000



# 19A Easton Street

£300,000



3D VIRTUAL TOUR AVAILABLE.

An attractive, stone fronted, TWO / THREE DOUBLE BEDROOM, DETACHED house with TWO RECEPTION ROOMS and CONSERVATORY, nestled away in the heart of EASTON, moments from the shops, amenities and bus route. This family home offers well proportioned accommodation with PARKING and a GENEROUS WESTERLY GARDEN.

The property is approached via a private lane which leads to the house and parking. A stone wall bounds the front garden with a paved pathway leading to the front door.

Entering the property, a welcoming entrance hallway provides access to the downstairs living accommodation with a staircase leading to the first floor. The living room is a generous size with ample space for a range of furniture, a feature fireplace and dual aspect double glazed windows. There is a useful downstairs cloakroom to the left, with a further doorway leading into the kitchen and conservatory. The kitchen is fitted with a range of wall and base units and has space for appliances. The conservatory is a good size, providing a great extra living area, perfect as a second lounge, dining area, study or hobby/ play room.

A further doorway leads from the hallway into the second reception area/ downstairs bedroom.

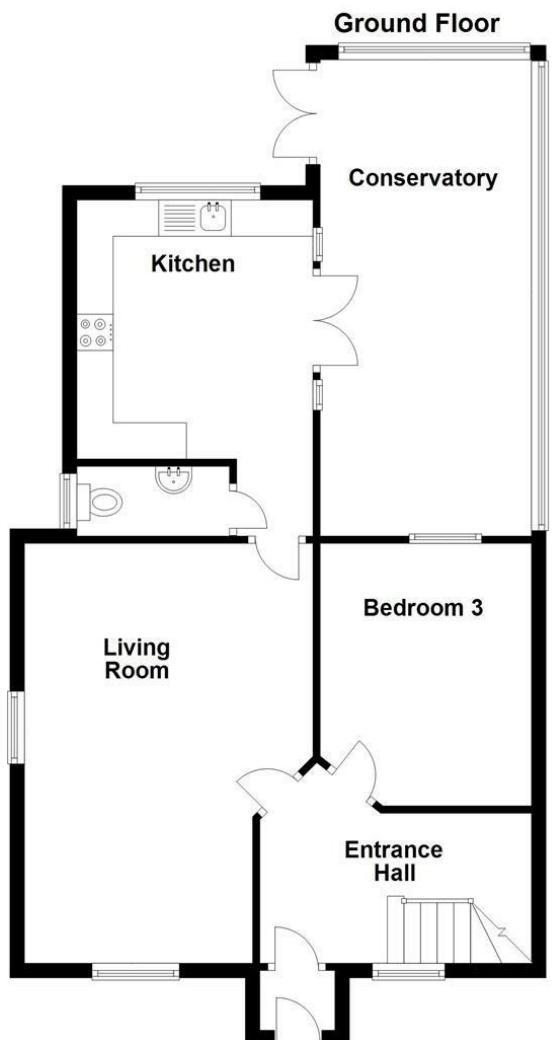
Ascending to the first floor is two further double bedrooms, both overlooking the rear garden and the family bathroom. The bathroom comprises a white suite including a panelled bath with shower over, a close coupled WC and pedestal wash hand basin.

Outside is a mature westerly garden enclosed with fencing and a dry stone wall to the rear. There is an initial patio area, perfect for enjoying the afternoon sun.

To the front/ side is a hardstanding providing off road parking.



Tel: 01305 822 222



Living Room  
15'5 x 12'01 max (4.70m x 3.68m max)

Kitchen  
11'1" x 9'1" (3.38m x 2.77m)

Conservatory  
18'11" x 8'7" (5.77m x 2.62m)

Bedroom Three  
10'2" x 8'11" (3.10m x 2.72m)

Bedroom One  
15'1" x 11'5" (4.60m x 3.48m)

Bedroom Two  
10'0" x 8'9" (3.05m x 2.67m)

#### 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 fact, but must satisfy themselves by inspection as to their accuracy. All measurements are approximate. Any details including (but not limited to): lease

details, service charges, ground rents & 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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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