

Straits

Portland., DT5 1HG

2 1 3 D

Asking Price
£240,000 Freehold

Hull Gregson Hull

Straits

Portland., DT5 1HG

- Charming & Beautifully Presented Cottage
- Two Double Bedrooms
- Three Reception Rooms
- Versatile & Generous Accommodation
- Offered For Sale With No Onward Chain
- Modern Fitted Kitchen
- Ground Floor Shower Room
- Cosy Garden Room
- Short Stroll to Church Ope Cove
- Close To Local Amenities of Easton Square



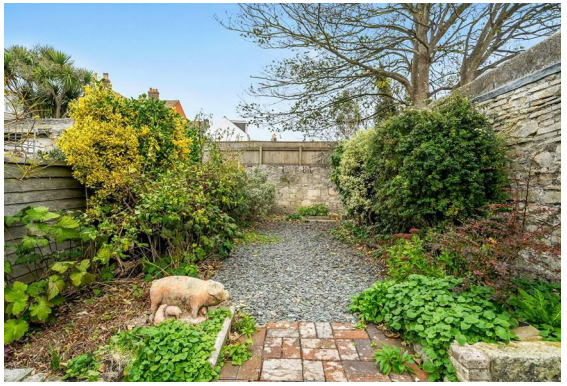














A CHARMING AND BEAUTIFULLY presented END OF TERRACE FAMILY HOME, ideally positioned within the popular residential area of Straits, Easton, Portland. Offered for sale with NO ONWARD CHAIN, this attractive property provides well-proportioned and versatile accommodation arranged over two floors. BOASTING TWO DOUBLE BEDROOMS & THREE RECEPTION ROOMS. Viewings come highly advised.

The ground floor offers three well-proportioned reception rooms, providing excellent flexibility for modern family living. These comprise a welcoming living room, a separate



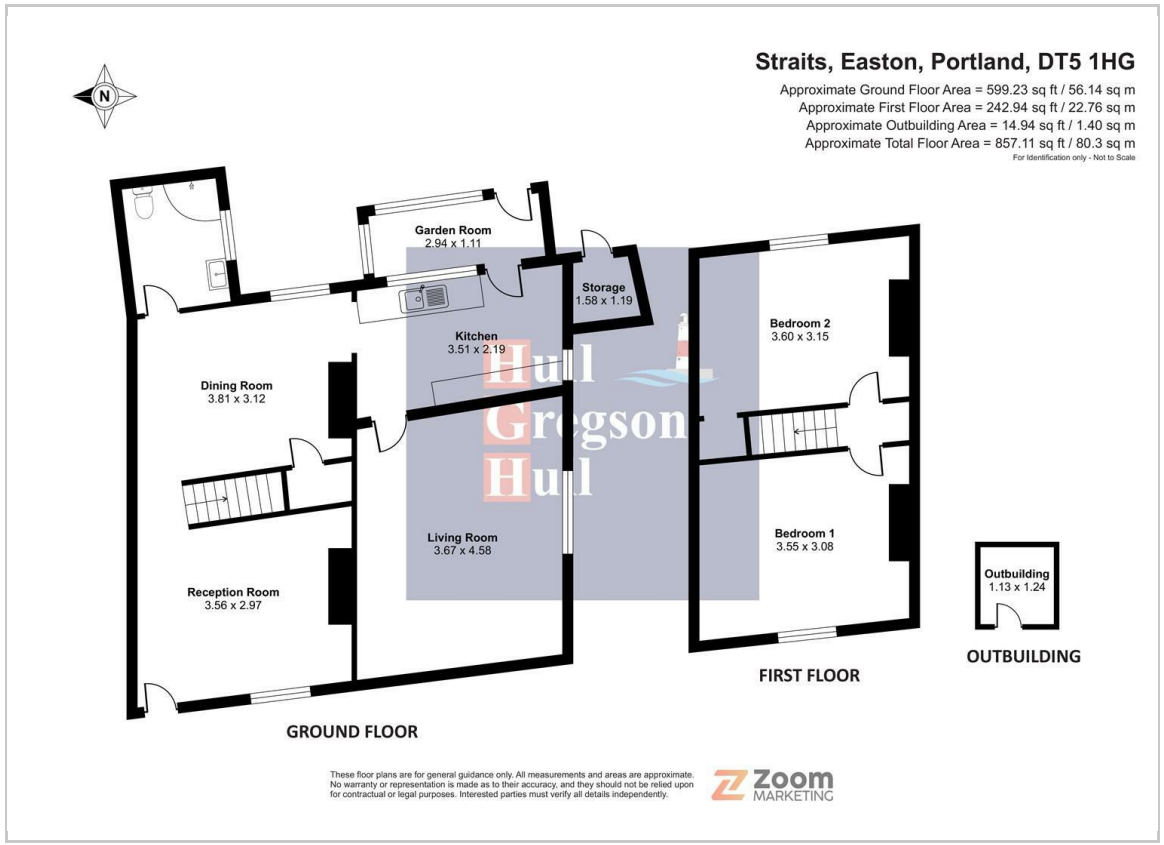


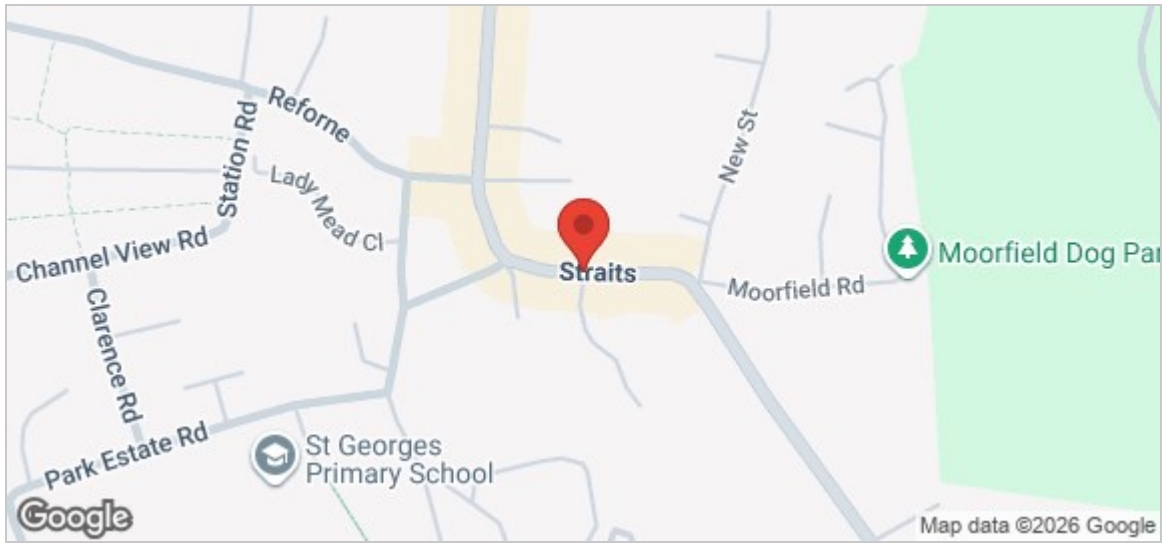
dining room, ideal for family meals and entertaining, and an additional reception room which could lend itself to a variety of uses, including a snug, home office or playroom. The kitchen is conveniently positioned to the rear of the property and provides access to a useful garden room, offering further versatility and additional space. A ground floor cloakroom completes the ground floor accommodation.

To the first floor, the property continues to impress with two well-proportioned bedrooms, both offering comfortable accommodation, alongside a useful storage area.

The property benefits from a charming, enclosed rear garden, offering a good degree of privacy and an attractive combination of established planting and seating areas. A gravel pathway leads through the garden, bordered by a variety of mature shrubs, colourful plants and greenery, creating a pleasant and inviting outdoor space. The garden also features a paved seating area, ideal for relaxing or enjoying outdoor dining during the warmer months. Externally, the property further benefits from a separate outbuilding, providing valuable additional storage.

Situated within the established community of Easton, the property enjoys convenient access to a range of local amenities, shops, schools and transport links, whilst Portland's beautiful coastline and surrounding walks are also within easy reach.





Reception Room
11'8" x 9'8" (3.56 x 2.97)

Dining Room
12'5" x 10'2" (3.81 x 3.12)

Kitchen
11'6" x 7'2" (3.51 x 2.19)

Living Room
12'0" x 15'0" (3.67 x 4.58)

Garden Room
9'7" x 3'7" (2.94 x 1.11)

Shower Room

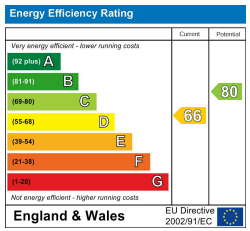
Bedroom One
11'7" x 10'1" (3.55 x 3.08)

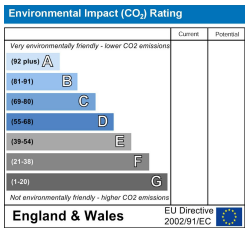
Bedroom Two
11'9" x 10'4" (3.60 x 3.15)

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: End Of 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.





12 Easton Street, Portland, Dorset, DT5 1BT
Tel: 01305 822 222 Email: office@hgh.co.uk www.hgh.co.uk