



Woolcombe Road
Portland, DT5 2HZ

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Asking Price
£230,000 Freehold



Woolcombe Road

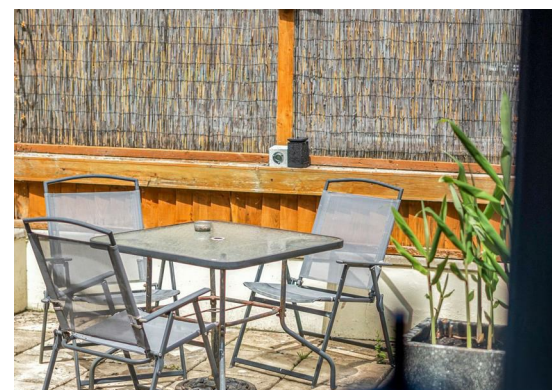
Portland, DT5 2HZ

- Mid Terrace Ideal Family Home
- Three Bedrooms
- Spacious Open Plan Lounge/Diner
- Modern Fitted Kitchen
- Useful Lobby Space
- Family Friendly Rear Garden
- Family Bathroom & WC
- Viewings Highly Advised
- Popular Residential Location
- Close To Schools & Amenities





Situated in a popular residential location, this well-proportioned **THREE BEDROOM MID TERRACE** home offers an excellent balance of space, practicality and comfort. Benefitting from a spacious **LOUNGE/DINER**, modern fitted kitchen and family friendly **REAR GARDEN**.



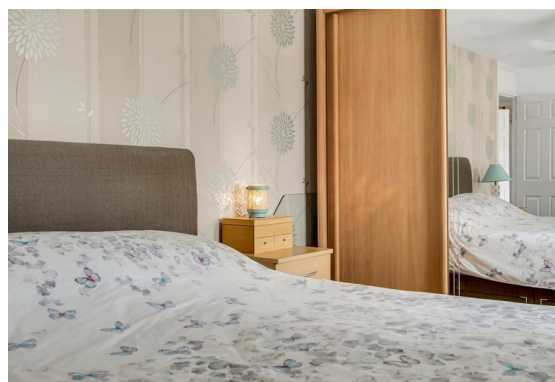
Upon entering the property, you are welcomed by a practical entrance porch which opens into a generous lobby, providing access to the principal ground floor rooms and offering ample space for coats, shoes and everyday family life.

The kitchen is well-sized and



thoughtfully arranged to maximise both storage and worktop space, making it ideal for day-to-day cooking while still offering plenty of room for modern appliances. The impressive lounge/dining room, a bright and spacious reception area extending over 17 feet in length. Large windows allow natural light to flood the room, creating a welcoming atmosphere throughout the day. There is ample space for both comfortable lounge furniture and a family-sized dining table, making this an ideal room for entertaining guests, family meals or simply relaxing. The layout also provides flexibility for a variety of furniture arrangements to suit individual lifestyles.

The first floor offers three well-proportioned bedrooms. The principal bedroom is a generous double, providing excellent space for wardrobes and additional bedroom furniture. The second bedroom is another comfortable double, making it ideal for children, guests or older family members. Completing the accommodation is the third bedroom, a versatile room which could equally serve as a nursery, child's bedroom, dressing room or home office for those working remotely. The family bathroom is conveniently positioned on the first floor and comprises a bath with shower over, wash hand basin and WC, serving all three bedrooms with ease.



The rear garden is a spacious paved terrace, offering ample room for outdoor dining, summer barbecues and relaxed seating. A small set of steps leads to a raised seating area.



Woolcombe Road, Portland, Dorset, DT5 2HZ

Approximate Ground Floor Area =479.47 sq ft / 44.92 sq m
Approximate First Floor Area =453.43 sq ft / 42.48 sq m
Approximate Total Floor Area =932.90 sq ft / 87.4 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
10'8" x 17'9" (3.26 x 5.43)

Kitchen
9'1" x 11'1" (2.78 x 3.39)

Lobby
3'10" x 11'2" (1.19 x 3.41)

Bedroom One
17'0" x 8'5" (5.19 x 2.59)

Bedroom Two
13'1" x 9'3" (4.00 x 2.84)

Bedroom Three
6'7" x 11'8" (2.02 x 3.57)

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.

