

Victoria Road
Portland, DT5 1DG



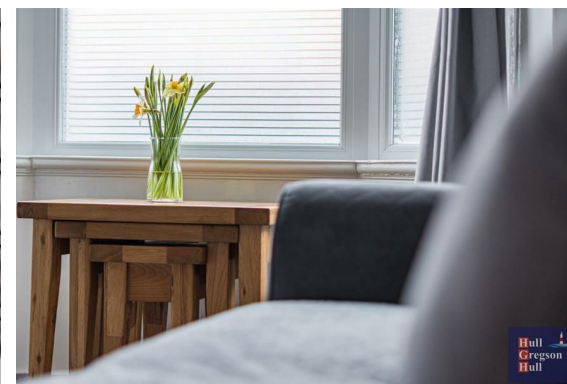
£1,250 PCM



Victoria Road

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- Versatile Victorian Property
- Available Now
- Two Bathrooms, One to Ground Floor
- Modern Kitchen, with Ample Space for Appliances
- Cosy Living Room with Bay Window
- Second Reception Room or Third Bedroom to Ground Floor
- Sizeable Family Shower Room with Ample Storage
- Summer House to Rear Garden
- Primary Bedroom with Built in Wardrobes
- Walking Distance to Coastline, Cliff-top Walks & Play Park





This well-presented home offers TWO SPACIOUS RECEPTION ROOMS, a CENTRAL KITCHEN, and a VERSATILE GROUND-FLOOR THIRD BEDROOM/HOME OFFICE, all flowing from a welcoming hallway. With a BRIGHT BAY-FRONTED PRINCIPAL BEDROOM, a further well-sized double, a FAMILY BATHROOM, and DIRECT ACCESS TO THE GARDEN & OUTBUILDINGS, this property provides superb flexibility and excellent potential in a convenient Portland location.

Stepping inside, you enter a central hallway which links the principal living areas, beginning with the spacious



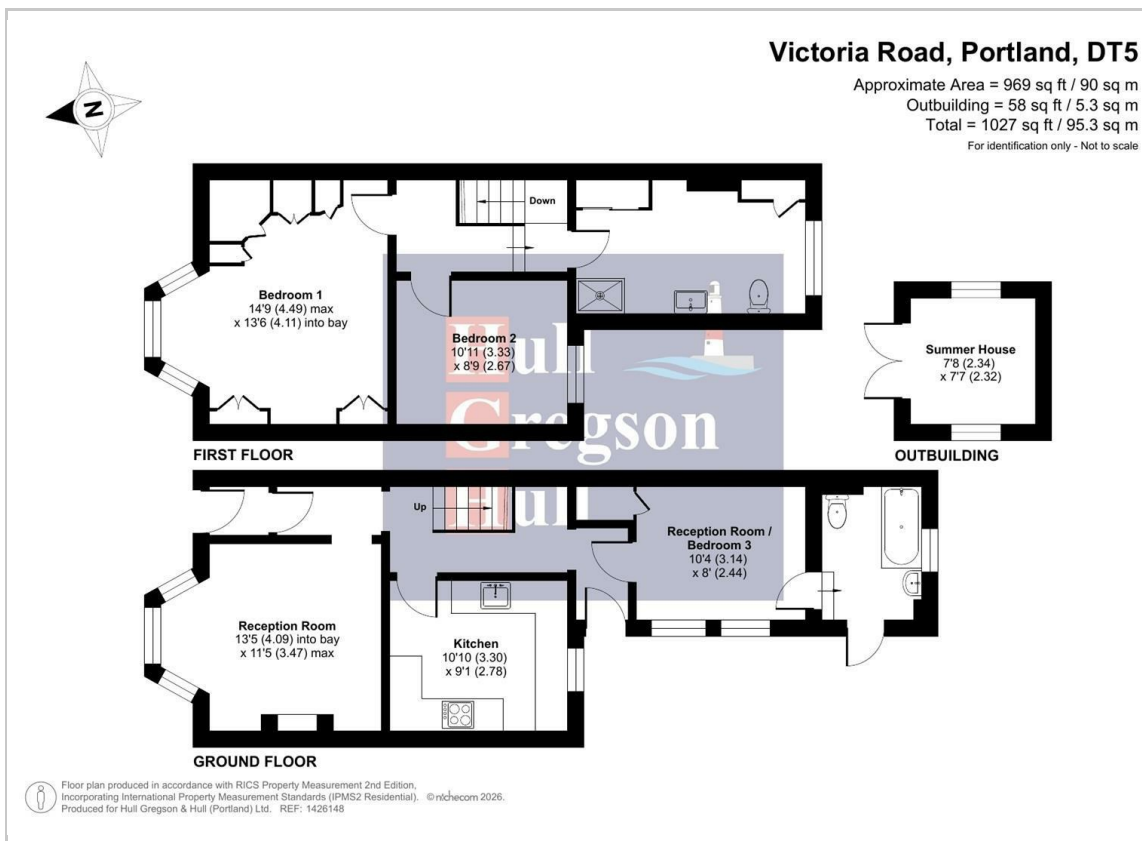
front reception room featuring a wide bay window that floods the room with natural light and provides an ideal setting for relaxing or entertaining.

Moving through the hall you reach the kitchen, a well-arranged and central hub of the home, thoughtfully positioned to serve both reception rooms with ease. The layout offers excellent practicality, with generous worktop areas, neatly organised cabinetry and plenty of space for appliances, making it a functional and sociable area for everyday cooking.

To the rear of the ground floor sits a highly flexible second reception room or optional third bedroom, a wonderfully adaptable space that can be tailored to suit individual needs. Whether arranged as a private guest room, a dedicated home office, a cosy snug, a formal dining room or even a creative hobby space, its quiet position at the back of the home offers comfort and privacy.



A door leads directly to the rear of the property, providing convenient access to the garden and outbuildings, while its central location makes it easy to move between both the front reception room and the rear flexible living space, enhancing the overall flow of the ground floor.



Reception Room
 13'5 x 11'5 (4.09m x 3.48m)

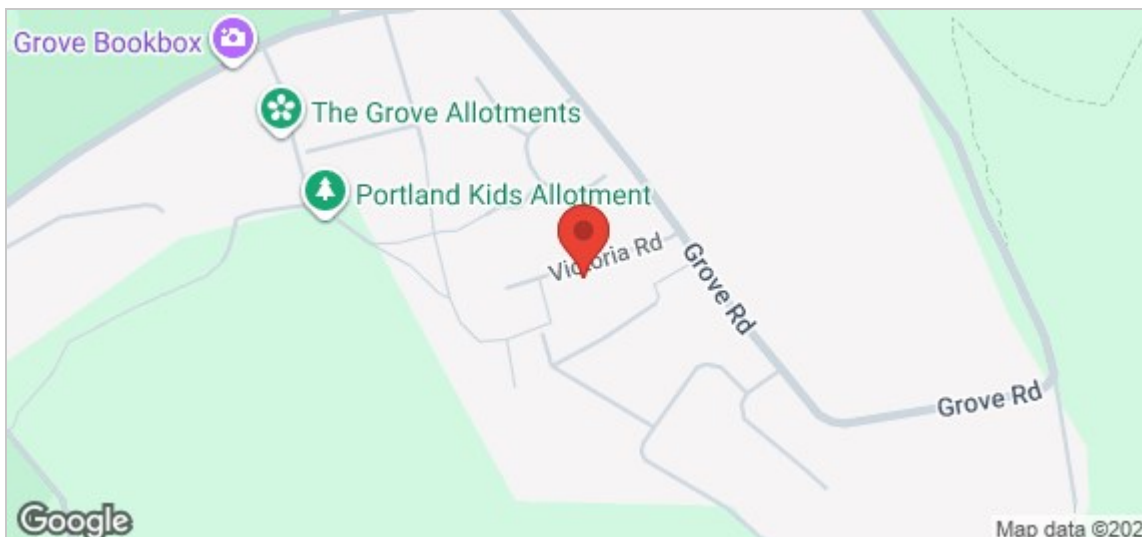
Kitchen
 10'10 x 9'1 (3.30m x 2.77m)

Second Reception Room / Bedroom Three
 10'4 x 8 (3.15m x 2.44m)

Bedroom One
 14'9 x 13'6 (4.50m x 4.11m)

Bedroom Two
 10'11 x 8'9 (3.33m x 2.67m)

Outbuilding
 7'8 x 7'7 (2.34m x 2.31m)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	62	
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		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	