



## 96 Croft Road

Portland, DT5 2EP

Offers in excess of £255,000



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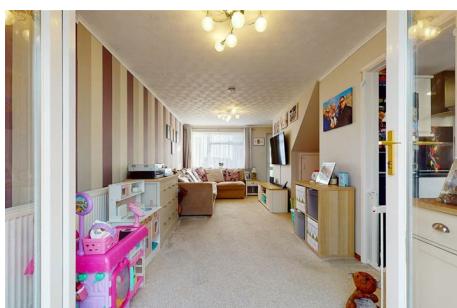
Well positioned just a short stroll to stunning COASTAL WALKS and boasting a GARAGE, PARKING for TWO CARS and a SUNROOM is this well presented THREE bedroom end terrace house in Weston.

A paved driveway leads up to a porch with recently installed composite front door. Stepping over the threshold, you enter into a bright and generously sized living room with ample space for furniture. A sleek and modern gloss kitchen leads off the living room, boasting integrated oven, ample space for appliances and a window overlooking the rear garden.

French doors from the living room lead to an additional reception room / sunroom. A great space for dining, working from home or relaxing with a book.

To the first floor are three well proportioned bedrooms. The primary room boasts a sizeable built in wardrobe with fitted units and enjoys a sunny aspect. Bedroom two is again a generously sized room which enjoys views over the garden with ample space for bedroom furniture. A family bathroom sits between bedrooms two and three and enjoys a modern white suite with panel enclosed bath, low level WC, wash hand basin and large airing cupboard with space for tumble dryer. Completing the first floor is bedroom three which also enjoys a sunny aspect and would fit a double bed.

An external door leads from the sunroom out onto a section of patio with a side gate. A step leads up to a large lawned area enclosed with brick built wall, a seating area and a shed.





**Living Room**  
20'1" x 12' overall (6.12m x 3.66m overall)

**Sun Room**  
11' x 7'6" (3.35m x 2.29m)

**Kitchen**  
10'10" x 6'9" (3.30m x 2.06m)

**Bedroom One**  
11' x 8'9" (3.35m x 2.67m)

**Bedroom Two**  
8'9" x 9'7" overall (2.67m x 2.92m overall)

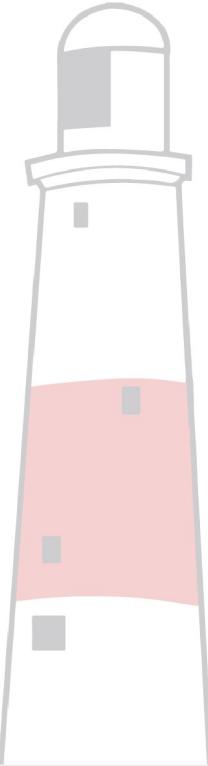
**Bedroom Three**  
10'9" x 7'10" (3.28m x 2.39m)

**Council Tax**

Band B

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	



12 Easton Street, Portland, Dorset DT5 1BT