



45 Croft Road

Portland, DT5 2HH

Offers in excess of £200,000



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**** OFFERED WITH NO FORWARD CHAIN ****

Sit on a **GENEROUS CORNER PLOT** and enjoying a **SOUTH WESTERLY ASPECT**, situated just a stones throw from scenic walks at Westcliff is this **WELL PRESENTED THREE BEDROOM** end terraced property with **GARAGE** and **DRIVEWAY**.

Entering through the front porch, you step into a generously sized living space with dual aspect windows, a storage cupboard, stairs to the first floor and access to the kitchen.

The light and airy kitchen over looks the garden and boasts a large sunny aspect window, ample units and space for appliances along with a door onto a paved area.

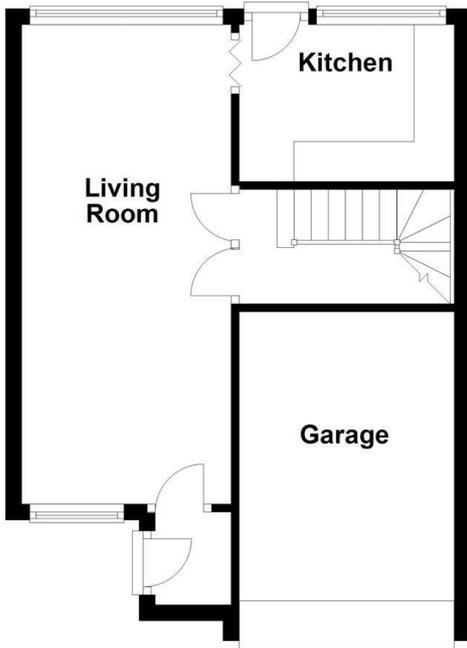
To the first floor are two double bedrooms as well as a generous single. The family bathroom completes the first floor and benefits from both a bath with electric shower over, close coupled WC and pedestal wash hand basin.

The rear garden is on a substantial corner plot, with mature shrubs and trees, a large paved area as well as side access and a shed.

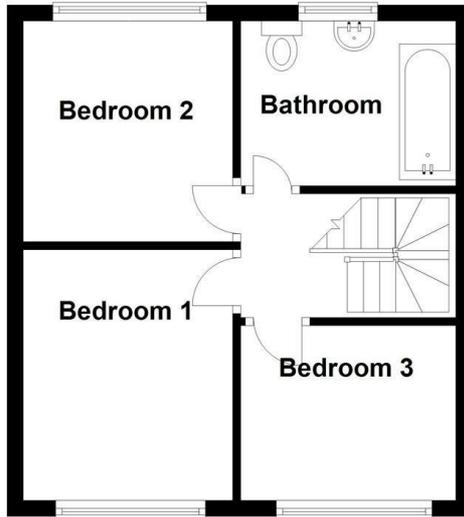


Tel: 01305 822 222

Ground Floor



First Floor



Lounge/ Diner
19'8" x 9'10" narrowing to 8'6" (6 x 3
narrowing to 2.6)

Kitchen
8'10" x 5'10" (2.7 x 1.8)

Bedroom One
10'2" x 8'6" (3.1 x 2.6)

Bedroom Two
8'10" x 8'6" (2.7 x 2.6)

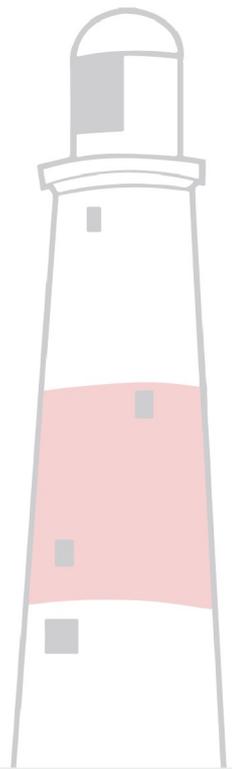
Bedroom Three
8'10" x 8'6" (2.7 x 2.6)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) 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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



12 Easton Street, Portland, Dorset DT5 1BT