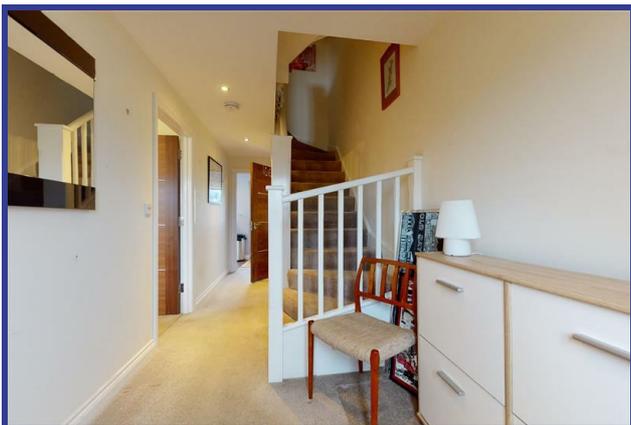




47 Pennsylvania Way

Portland, DT5 1FJ

£310,000



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£310,000



Conveniently positioned just MOMENTS FROM CHURCH OPE COVE and just a short stroll from the array of eateries and amenities Easton to offer is WELL PRESENTED, THREE bedroom end terraced house with GARAGE, THREE BATHROOMS and QUAIN T rear garden.

Entry to the property is gained via a composite door which leads into a spacious entrance hall. The hall consists of stairs rising to first floor, doors to all ground floor accommodation and downstairs WC.

Dominating the ground floor is a sizeable kitchen which overlooks the rear garden and benefits from an easterly aspect, perfect for enjoying the morning sun. In brief, the kitchen comprises of white high gloss units with white worktops and upstands as well as some integrated appliances.

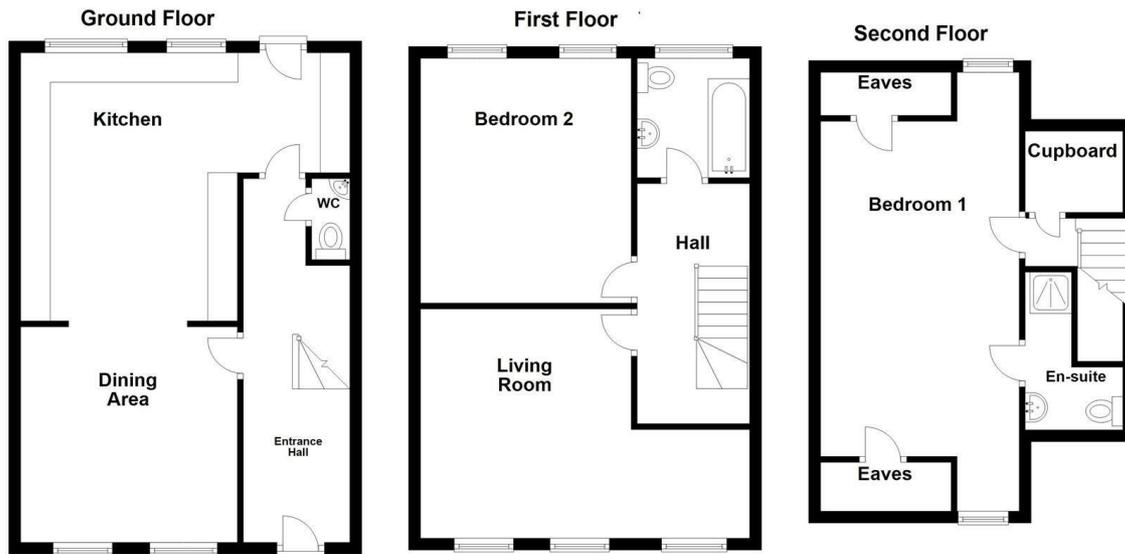
Double sliding doors lead from the kitchen into a reception room / possible additional bedroom.

To the first floor are two large rooms, one currently set up as a bedroom and the other is currently utilised as a living room. The first floor is completed by a family bathroom with panel enclosed bath with shower over, low level WC and wash hand basin.

To the second floor is a large primary bedroom room with dual aspect windows, ensuite shower room and ample eave storage. A large airing cupboard accessed via the second floor landing completed the property.

Outside is a low maintenance rear garden with an initial patio, a small area of artificial lawn and a shingled area, all enclosed with a stone wall. There is gated rear pedestrian access. The garage is situated in a block to the rear.





Reception One
11'11" x 11'6" (3.65 x 3.51)

Kitchen
15'8" max x 12'0" (4.8 max x 3.67)

Reception Two / Bedroom Two
27'11" max x 12'2" (8.51 max x 3.71)

Bedroom Three
14'1" max x 10'2" (4.3 max x 3.10)

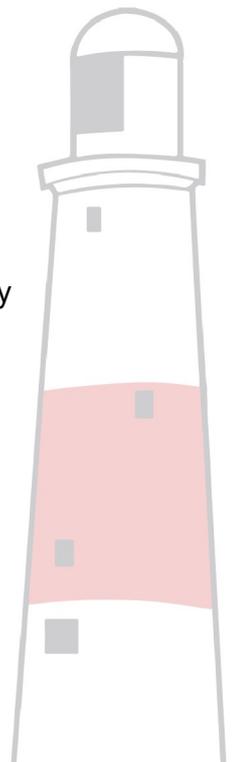
Bedroom One
24'11" x 10'5" (7.6 x 3.2)

Service Charge

The vendor informs us that the annual service charge is £755 which includes an insurance contribution. These details should be checked by your solicitor for accuracy before any financial expenditure is incurred.

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	



12 Easton Street, Portland, Dorset DT5 1BT