







**Hull**  
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**FOR SALE**

**78 Furlands**  
Portland, DT5 2LJ

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**Offers In The Region  
Of**





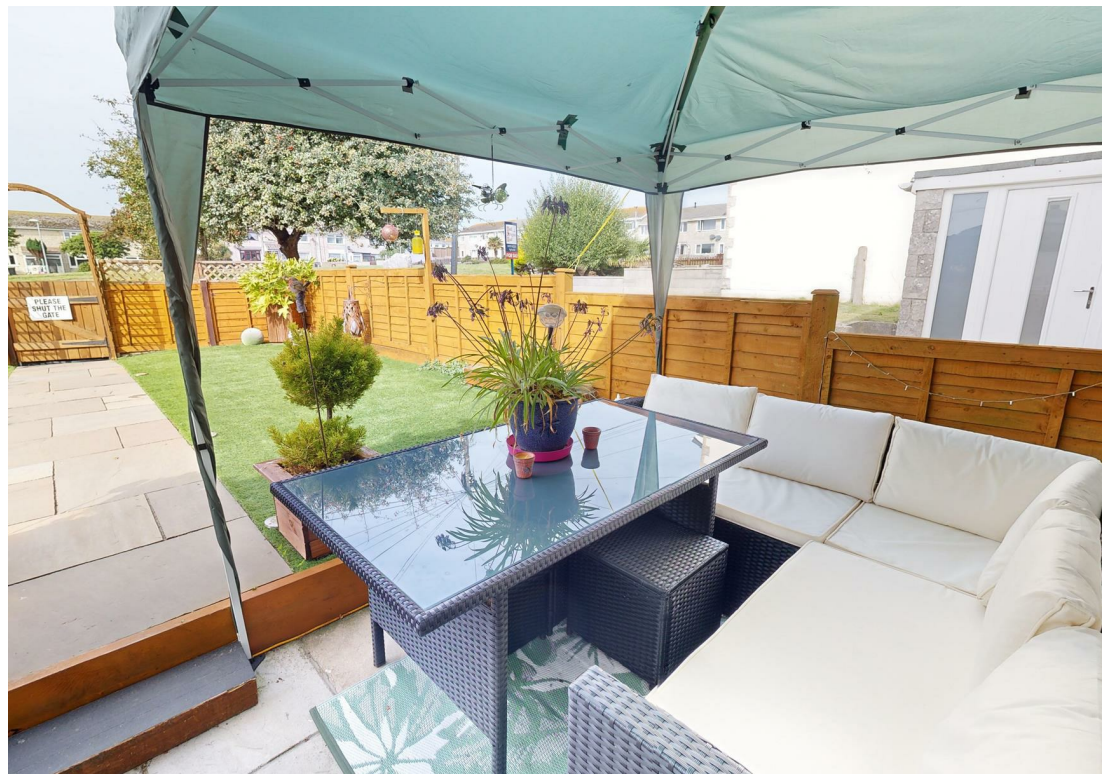
# Furlands

Portland, DT5 2LJ

- Front & Rear Gardens
- Modern Fitted Kitchen/Breakfast Room
- Garage
- Close to Easton Square
- Three Bedrooms
- Council Tax Band A
- Popular Residential Area
- Well Presented Throughout
- Shops Nearby
- Coastal Walks





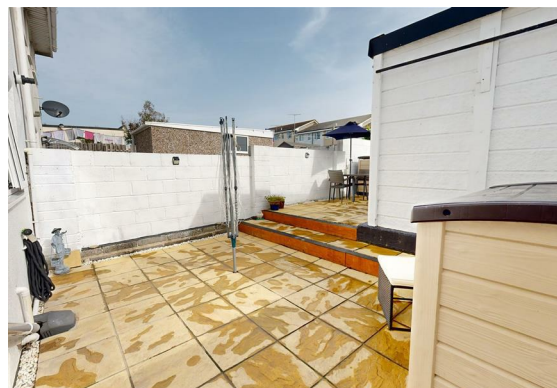
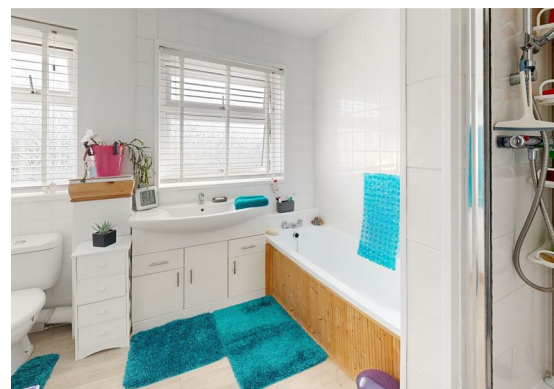


**\*\*3D VIRTUAL TOUR AVAILABLE\*\***

Located within close proximity to the Easton Square is this three bedroom, terrace property with garage and front & rear garden.

A private gate opens to the front garden with a paved pathway leading to the front door of the property. Stepping into the property you enter into the generous size living room with an opening to the kitchen.

The kitchen is well presented throughout with stylish black worktops and a range of wall and base level units. The kitchen offers

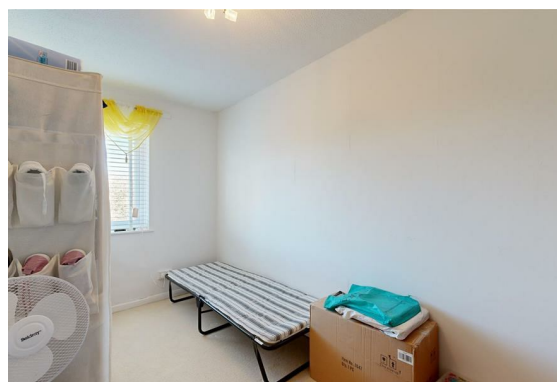


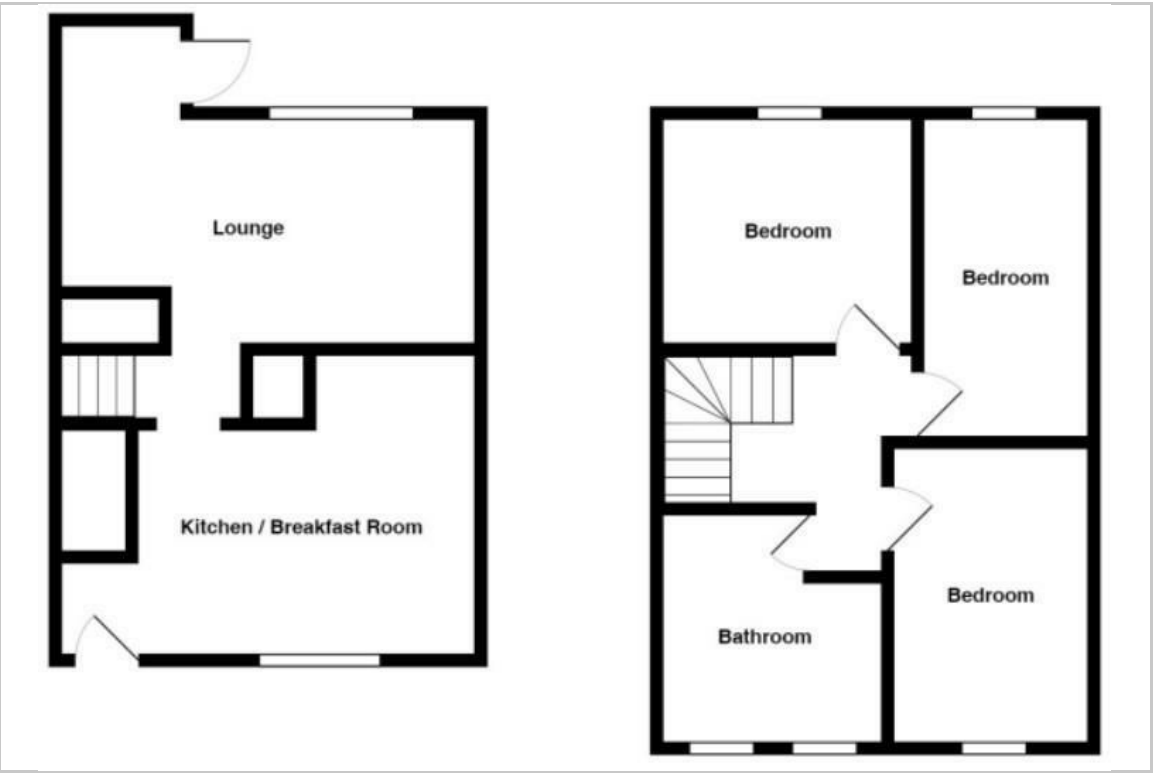
ample space for a host of appliances such as a dishwasher, washing machine and fridge/freezer. Completing the kitchen is a sizeable breakfast bar.

The first floor accommodations comprises two double bedrooms, a single third bedroom and family bathroom. The main bedroom is a good size with space for a large double bed and various bedroom furniture. Bedroom Two is a similar size and offers a pleasant outlook over the rear garden. The third bedroom would make an ideal guest bedroom or home office. completing the first floor accommodation is a family washroom comprising panelled bath, shower cubicle, pedestal wash hand basin and low-level W.C.

Externally to the rear, there is a low maintenance paved garden with rear access to the street and garage. The garage includes both power and light and also has a side door from the rear garden.

The property is situated on the Isle Of Portland, a wonderful haven for coastal walkers, water sports enthusiasts or sailors. Nearby Easton square offers a range of shops and eateries, and Portland Marina, Church Open Cove, Chesil Beach and Portland Bill are all visually stunning, especially on a clear day.





**Living Room**  
16'4" x 15'5" (4.98m x 4.7m)

**Kitchen**  
16'4" x 12'2" (5m x 3.71m)

**Bedroom One**  
9'8" x 8'11" (2.97m x 2.72m)

**Bedroom Two**  
11'6" x 7'6" (3.53m x 2.31m)

**Bedroom Three**  
11'6" x 7'6" (3.53m x 2.31m)

**bathroom**

**Garage**

**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: Terrace House
- Property construction: Blockwork
- Mains Electricity
- Mains Water & Sewage: Supplied by Wessex Water
- Heating: Gas
- Broadband/Mobile signal/coverage:

**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. Intending purchasers should not rely on them 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 & 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		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		
England & Wales		EU Directive 2002/91/EC

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