



Croft Road
Portland, DT5 2EP



**Offers In Excess Of
£215,000 Freehold**



Croft Road

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- Ideal Family Home
- Three Bedrooms
- Garage & Driveway for Two Cars
- Open-Plan Lounge Diner & Conservatory
- Low-Maintenance Style Rear Garden
- Modern Bathroom
- Ample Built-In Storage
- Highly Sought-After Residential Location
- Light & Airy Accommodation
- Close to Clifftop Walks





This THREE BEDROOM HOUSE with GARAGE and DRIVEWAY for TWO CARS, which would make an IDEAL FAMILY HOME, is presented for sale. The property boasts an OPEN-PLAN LIVING / DINING ROOM as well as a CONSERVATORY / UTILITY ROOM off of the kitchen and presents a LOW-MAINTENANCE STYLE rear garden. Viewings come highly advised to fully appreciate the property on offer.



To the front, the property hosts a driveway for two cars and access to the property's integral garage. Nearby, you find yourself on stunning clifftop paths, and the property is also close to transport links and local amenities.



Stepping over the threshold, you find yourself in the entrance porch: the perfect space to store shoes and hang coats. The integral garage is currently set up inside with a desk and gym equipment creating an incredibly versatile space.

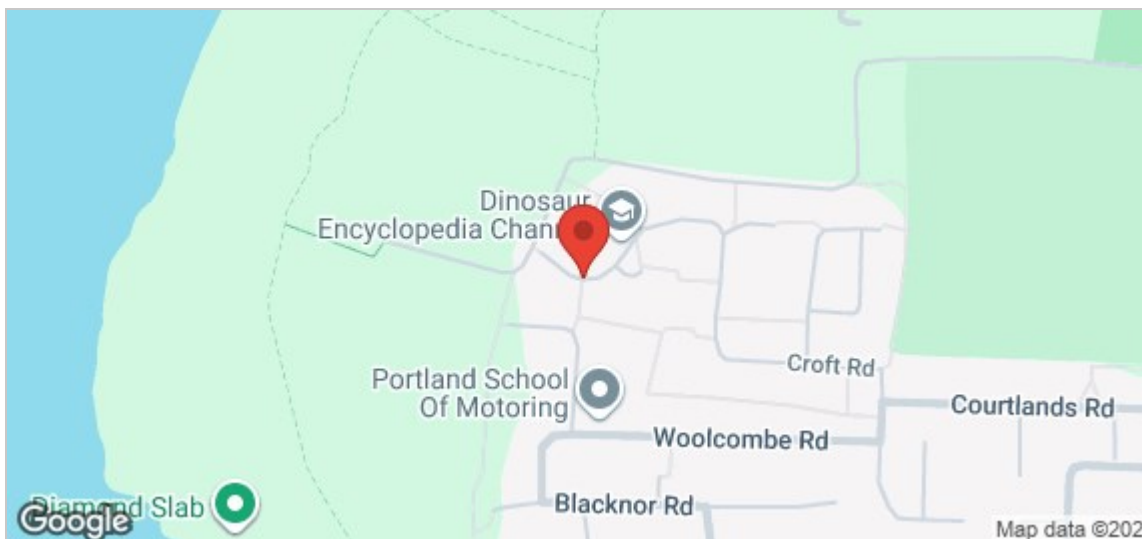
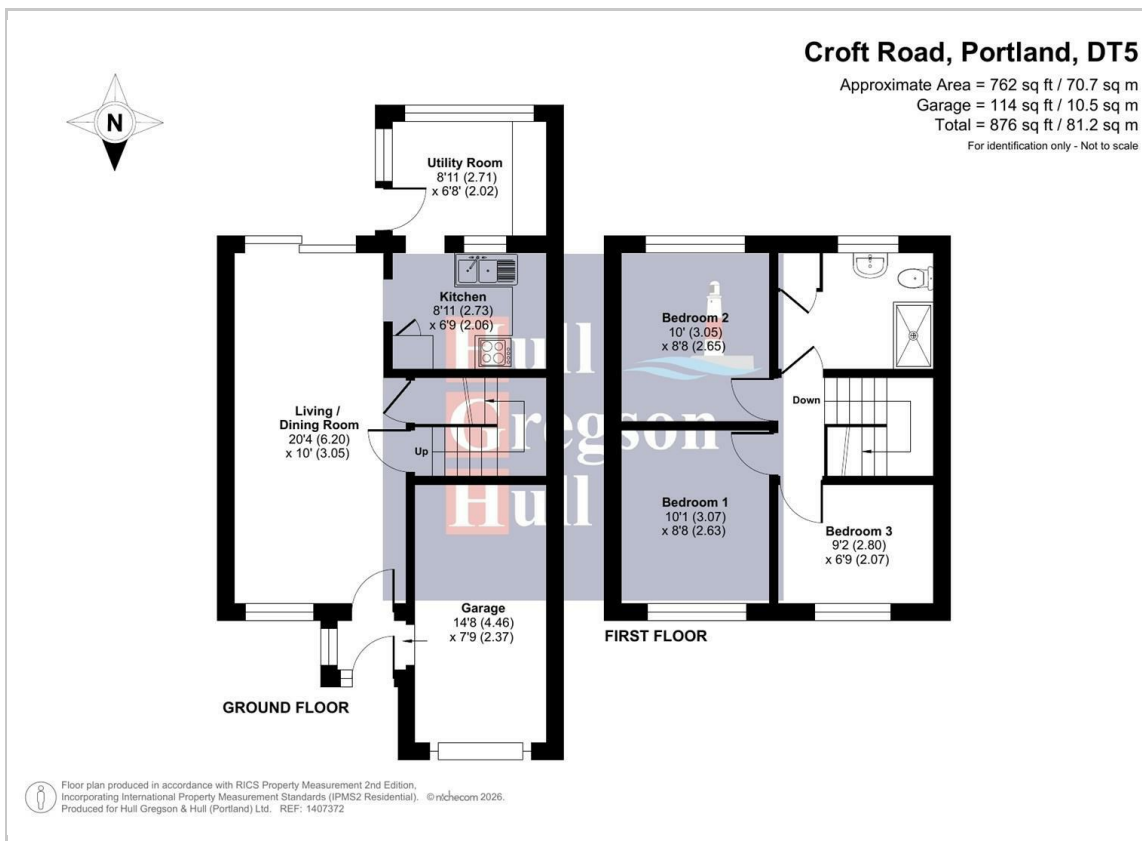
The living accommodation comprises a well-proportioned, light and airy living / dining room with plenty of space. The room is currently set up with sofa and cabinet, the ideal space to relax in of an evening, and the room also currently hosts a four-seater dining table.

The galley-style kitchen is a neatly presented space with base level and wall-mounted units. Light floods into the kitchen from the conservatory / utility room. The room currently hosts the property's washing machine and fridge freezer creating a very useful space, although the room would also work well as a sun room.



The first floor presents three bedrooms and the family bathroom. Two of the bedrooms are well-proportioned doubles with a respective front/ rear aspect window. The third is a generous single which would well-suit a child's bedroom or home office. The bathroom is a modern-style white suite which presents itself well with good space on offer.

To the rear, the garden is a neatly-presented, low-maintenance style space with rear access.



Living / Dining Room
20'4" x 10'0" (6.2m x 3.05m)

Entrance Porch

Kitchen
8'11" x 6'9" (2.73m x 2.06m)

Conservatory / Utility Room
8'10" x 6'7" (2.71m x 2.02m)

Bedroom One
10'0" x 8'7" (3.07m x 2.63m)

Bedroom Two
10'0" x 8'8" (3.05m x 2.65m)

Bedroom Three
9'2" x 6'9" (2.8m x 2.07m)

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: Terraced House
Property construction: Standard
Tenure: Freehold
Mains Electricity
Mains Water & Sewage: Supplied by Wessex Water
Heating Type:

Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker.
checker.ofcom.org.uk/

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	56	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC