



86 Grosvenor Road

Portland, DT5 2BH

£240,000



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3D VIRTUAL TOUR AVAILABLE.

A THREE DOUBLE BEDROOM PERIOD HOME on Grosvenor Road, with TWO RECEPTION ROOMS and a breakfast room situated moments from the amenities at Easton Square and close to schools and transport links.

Stepping inside the accommodation is an entrance hallway with access into the living space. The living room boasts a southerly bay window allowing the light to flow through plus a feature fireplace creating a traditional cosy feel. The room opens into a dining area with ample space for a family table, plus furniture with a window looking onto the garden.

Continuing along the hallway brings you to a breakfast room with ample space for a further dining table, or perfect as an office/ study.

Proceeding to the rear of the property is a fitted kitchen comprising a range of units, plus space for appliances and a door leading onto the garden.

Ascending to the first floor are two good sized bedrooms and the family bathroom, the primary room spans the front of the property allowing ample space for large bedroom furniture and a bay window enjoying far reaching views towards the sea. Bedroom two is a generous size double overlooking the rear.

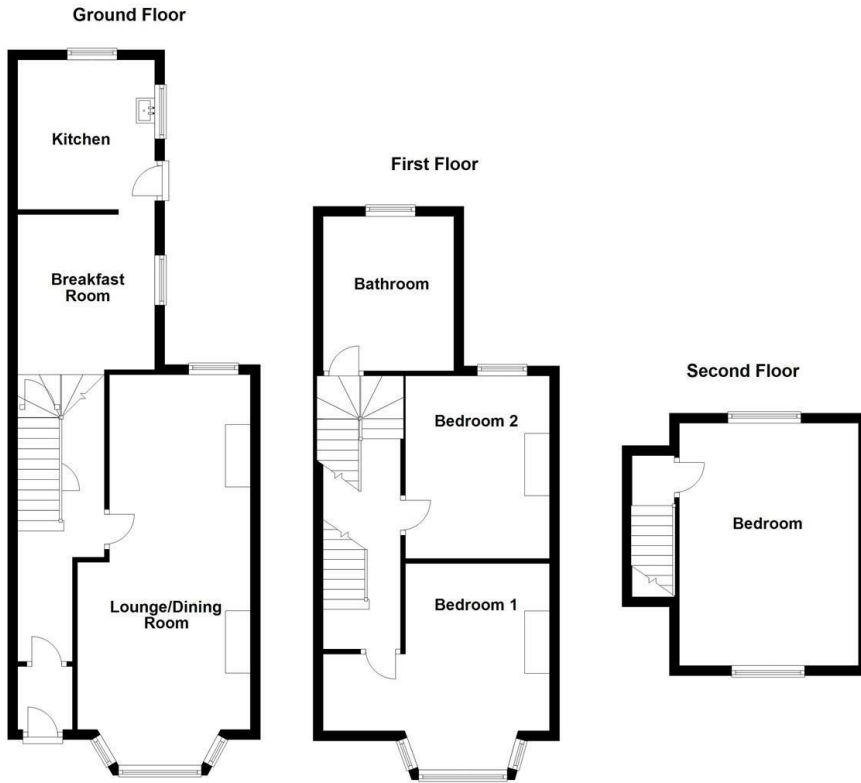
The family bathroom comprises a central panelled bath with shower over, a close coupled WC and a pedestal wash hand basin.

A further staircase leads from the landing to the second floor which comprises a further bedroom, again, a lovely sized double bedroom with dual aspect windows and ample space for furniture.

Outside is a rear garden with an initial patio area leading to a predominantly lawned garden. At the top of the garden is gated rear access and space for a large shed.



Tel: 01305 822 222



Lounge/ Diner
23'7" max x 11'5" max (7.21 max x 3.48 max)

Breakfast Room
9'5" x 8'6" (2.88 x 2.61)

Kitchen
9'7" x 9'3" (2.94 x 2.84)

Bedroom One
13'10" into bay x 9'7" max + door recess (4.23 into bay x 2.93 max + door recess)

Bedroom Two
11'11" max x 9'3" max (3.64 max x 2.84 max)

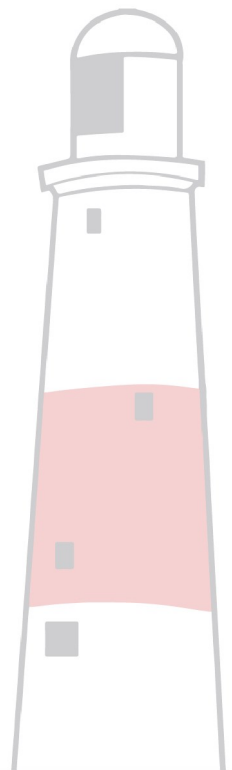
Bedroom Three
16'9" max x 10'11" max (5.13 max x 3.33 max)

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		
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