



23 St. Georges Estate Road

Portland, DT5 2AU

£215,000

 3  1  1  C



23 St. Georges Estate Road

£215,000



A three bedroom terraced house situated just a stones throw from scenic walks at The Windmills, a WESTERLY REAR GARDEN and a GARAGE in a block. Offered with NO ONWARD CHAIN.

Entering through the front porch, you step into a generously sized living space with front aspect window and access to the kitchen.

The kitchen comprises a range of matt blue units with work surface over, an integrated oven/hob and space for further appliances. A doorway opens onto the rear lean to, perfect as a dining area.

Completing the ground floor is a modern bathroom suite with a panelled bath, close coupled WC and pedestal wash hand basin.

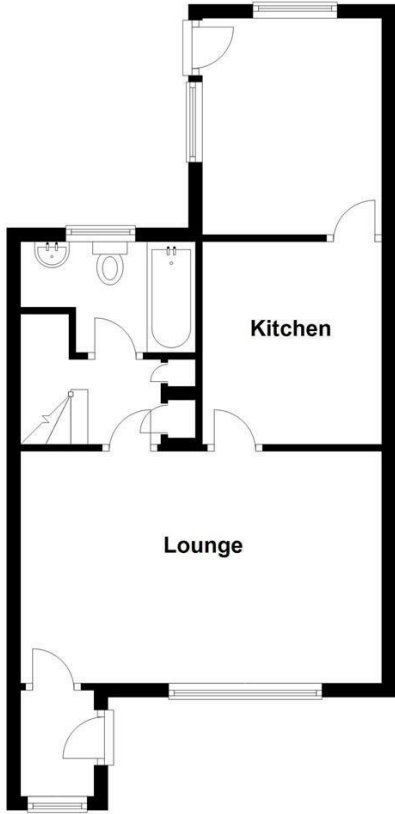
To the first floor are three bedrooms and a separate WC. The bedrooms are each a good size with one main double room, a second double and generous single.

The front garden is predominantly paved with steps to the front door. The rear garden is paved and shingled, providing the perfect area sit in the evening.

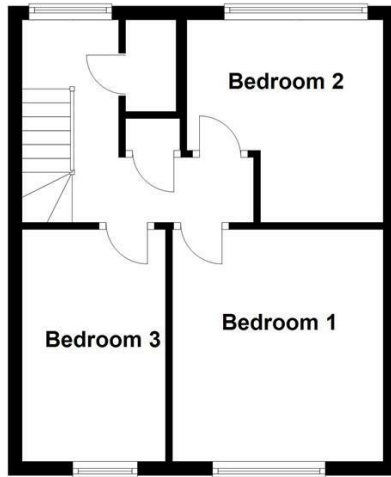
There is a garage in a block with up and over door.



Ground Floor



First Floor



Living Room
17'0 x 10'8 (5.18m x 3.25m)

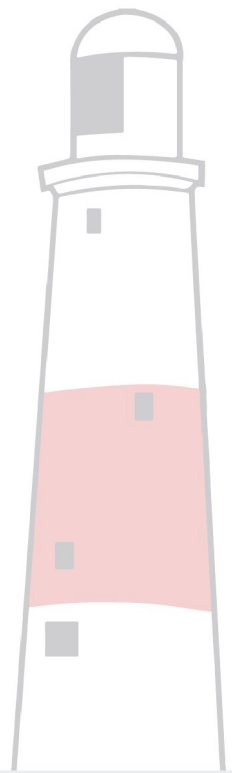
Kitchen
9'6 x 8'4 (2.90m x 2.54m)

Lean To
8'1 x 7'6 (2.46m x 2.29m)

Bedroom One
11'4 x 9'7 (3.45m x 2.92m)

Bedroom Two
9'6 max x 8'8 max (2.90m max x 2.64m max)

Bedroom Three
11'4 x 6'7 (3.45m x 2.01m)



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		
	72	86
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