

4 Mantle Close, Portland, DT5 1ER
£150,000



- Stunning Sea Views
- Large Gardens
- Utility Area
- No Onward Chain
- Southerly Rear Garden
- Two Double Bedrooms
- In Need Of Some Modernisation
- Light & Airy Accommodation
- Modern Shower Room
- CASH BUYERS ONLY

35 St. Thomas Street
Weymouth
Dorset DT4 8EJ

Tel: (01305) 776666 Fax: (01305) 760751
E Mail: property@hgh.co.uk

Web Site: www.hgh.co.uk

12 Easton Street
Portland
Dorset DT5 1BT

Tel: (01305) 822222 Fax: (01305) 821020
E Mail: office@hghportland.co.uk

MANTLE CLOSE, PORTLAND, DT5 1ER

****CASH BUYERS ONLY**** A two DOUBLE bedroom SEMI-DETACHED home with STUNNING VIEWS TOWARDS CHESIL BEACH & PORTLAND HARBOUR, situated on Portland, close to a range of amenities.

An entrance porch leads into the accommodation with stairs rising to the first floor and access into the living room and kitchen. The living room is situated at the front of the property and boasts dual aspect windows creating a bright and airy space, plus a feature fireplace providing a focal point. The kitchen is situated to the rear and comprises a range of fitted units, space for appliances and ample space for a breakfast table. From the kitchen is access into a rear porch / utility area, perfect for storage or a washing machine / tumble dryer.

Ascending to the first floor are two double bedrooms and a shower room. The primary bedroom enjoys PANORAMIC VIEWS over Chesil Beach and Portland Harbour, whilst the second bedroom overlooks the rear garden.

The shower room has been recently fitted with a modern walk in shower cubicle, a close coupled WC and vanity wash hand basin.

Outside is a tiered SOUTHERLY FACING REAR GARDEN predominantly lawned, and a generous front garden.

****The property is of a concrete constructions therefore would suit CASH buyers only.****



LIVING ROOM

14'3" x 10'9" max (4.36 x 3.28 max)

KITCHEN

10'10" + recess x 10'6" (3.31 + recess x 3.22)

BEDROOM ONE

12'4" x 9'1" (3.78 x 2.79)

BEDROOM TWO

10'11" x 9'2" (3.33 x 2.8)



All measurements are approximate and are for guidance only.

Tests have not been carried out on any working appliances

Email: office@hgh.co.uk

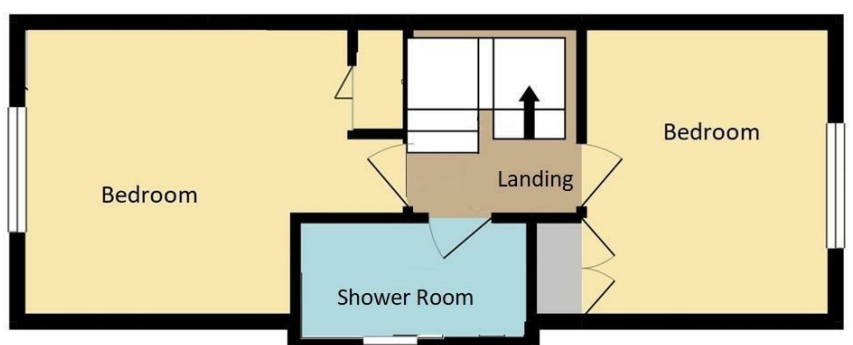
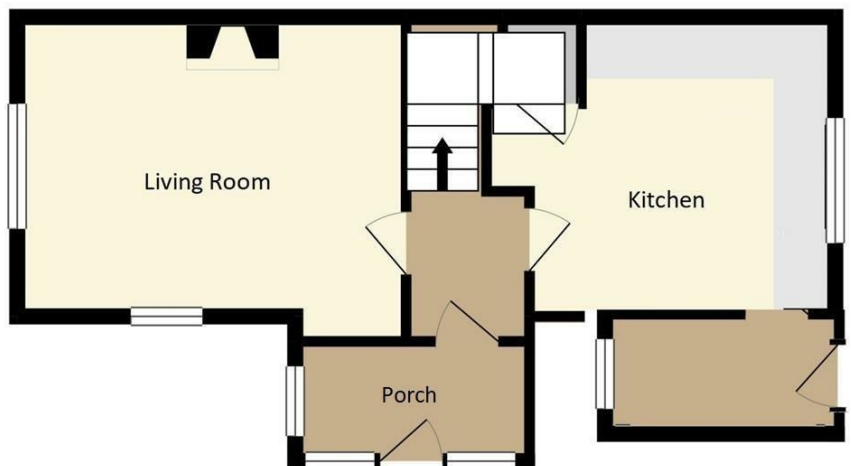
Phone: 01305 822 222

Facebook: @hghportland

ENERGY EFFICIENCY RATING

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | 73 |
| (55-68) D | 59 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

FLOORPLAN FOR GUIDANCE ONLY





ESTATE AGENTS **H**ull
Gregson
Hull