



## 115 Croft Road

Portland, DT5 2EP

Offers in excess of £190,000



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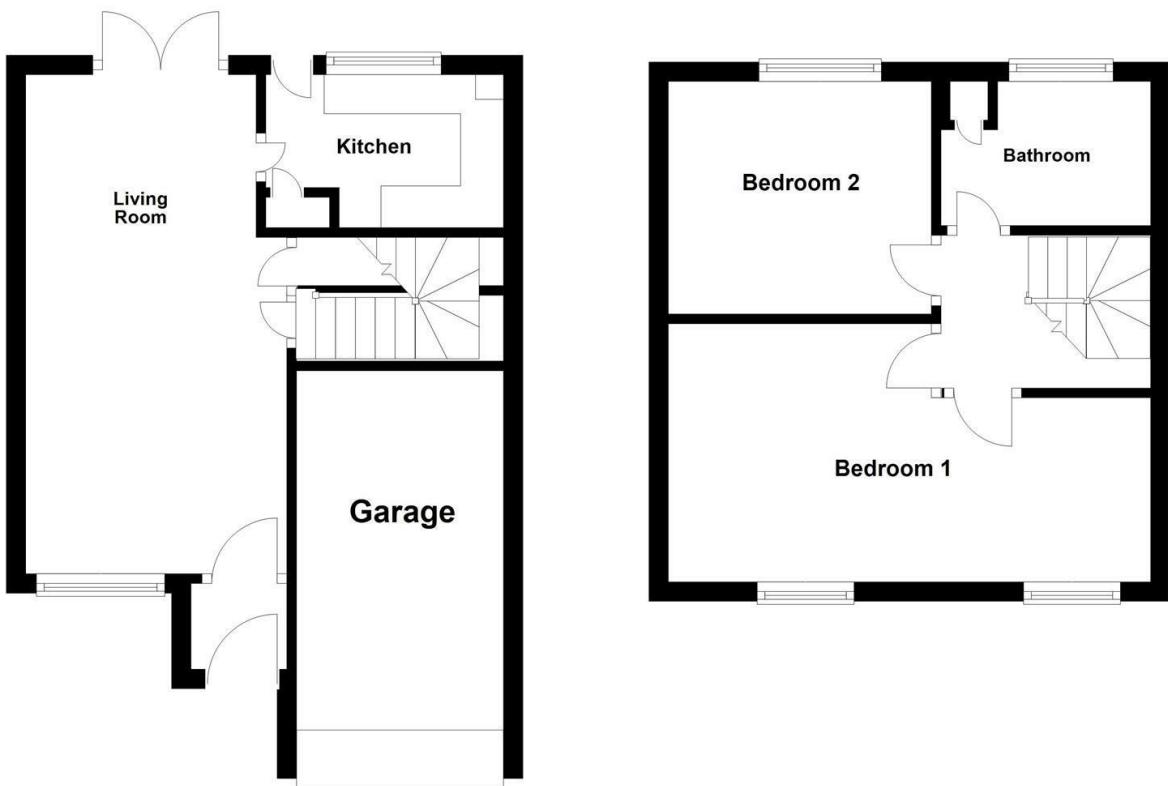
A SPACIOUS TWO DOUBLE BEDROOM end of terrace house boasting a SOUTHERLY GARDEN, GARAGE and DRIVEWAY, in NEED OF SOME MODERNISATION, situated a stones throw from PICTURESQUE walks along the WEST CLIFF coast path towards Portland Bill.

Entering through the front porch, you step into a generously sized living space which is open to a dining area at the rear with French doors onto a sunny aspect garden. Behind a door in the lounge, stairs rise to the first floor as well as a further door leading to a sizeable under stair cupboard. A light and airy kitchen completes the rear of the ground floor, boasting a built in cupboard, wall and base units and space for white goods.

To the first floor are two generous double bedrooms. The house would've formerly had three bedrooms, however, a partition wall has been removed between bedrooms one and three have creating a large primary bedroom with adjoining dressing area. The rear of the property is occupied by a second double room overlooking the rear garden, as well as shower room with large airing cupboard, walk in shower, close coupled WC and pedestal wash hand basin.

Outside are front and rear gardens, the rear benefiting from a southerly aspect with rear pedestrian access. To the front is a driveway providing off road parking and an up and over door into the garage.





### Lounge

20'3 x 9'9 (6.17m x 2.97m)

### Kitchen

8'8 max x 6'7 max (2.64m max x 2.01m max)

### Bedroom One

10'0 x 8'7 + 8'7 x 6'8 (3.05m x 2.62m + 2.62m x 2.03m)

### Bedroom Two

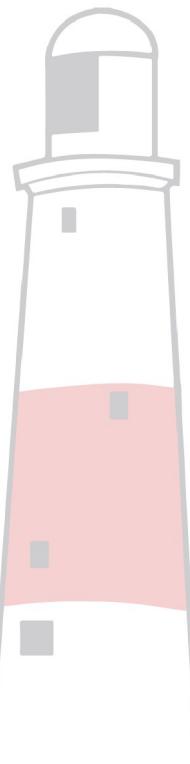
9'10 x 8'7 (3.00m x 2.62m)

#### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		86
(81-91) B		
(69-80) C	67	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

#### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



12 Easton Street, Portland, Dorset DT5 1BT