



3 Liberty Road

Portland, DT5 1FQ

Asking price £285,000

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3D VIRTUAL TOUR AVAILABLE.

A MODERN TWO DOUBLE BEDROOM semi detached house located in a lovely position opposite the gardens of the historic PORTLAND CASTLE and moments from Portland Harbour. The property is approximately 3 years old and benefits from the remainder of the new build warranty. The house boasts OPEN PLAN LIVING, ALLOCATED PARKING and a LOW MAINTENANCE GARDEN.

Internally the property is light and airy, well presented and offers ample storage.

Stepping inside is a useful storage cupboard, perfect for shoes and coats, plus access into the open plan living area.

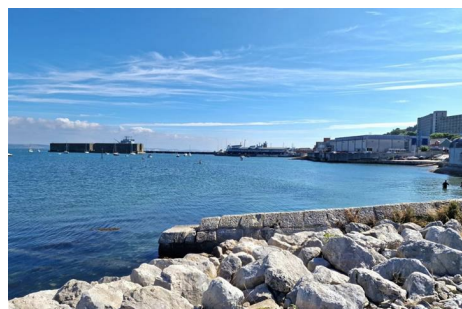
The living room has a front aspect window, stairs to the first floor and French doors to the side providing access into the garden area.

The kitchen comprises a range of modern units with a range of integrated appliances including a fridge freezer, dishwasher, oven and hob. A doorway leads to the rear where there is access to the parking area, whilst a further doorway opens into the utility area/ downstairs cloakroom.

Ascending to the first floor are TWO DOUBLE BEDROOMS, one overlooking the front the other the rear. The main bedroom benefits from a secondary access into the bathroom.

The bathroom suite comprises a P shaped bath with a shower over, a close coupled WC and pedestal wash hand basin.

Outside is allocated parking for one car and a low maintenance garden with a patio area and space for a shed, all enclosed with a stone wall.



Tel: 01305 822 222

Maintenance Information

The vendor has informed us that the property is Freehold, however, there is a service charge for the communal areas of approximately £300p/a plus a charge of £100p/a payable to the Land Trust for the pathways.

These details should be checked by your solicitor for accuracy before any expenditure is incurred.

Living Area

15'8" x 14'0" (4.78m x 4.27m)

Kitchen Area

13'1" x 9'10" (3.99m x 3.00m)

Utility Area

6'5" x 3'10" (1.96m x 1.17m)

Bedroom One

13'10" x 10'2" (4.22m x 3.10m)

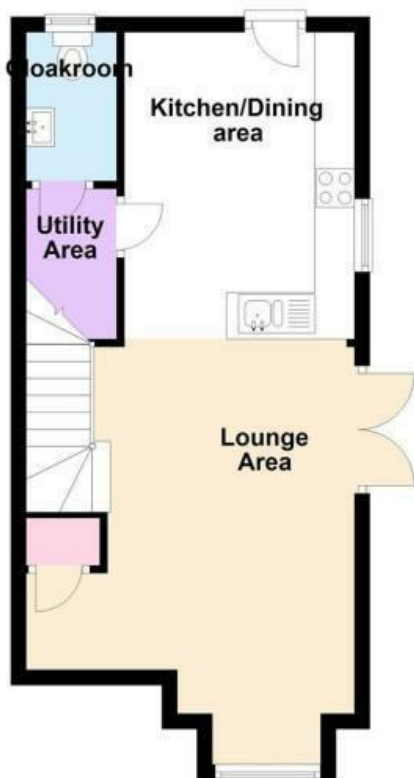
Bedroom Two

13'9" x 9'11" (4.19m x 3.02m)

Bathroom

8'2" x 6'9" (2.49m x 2.06m)

Ground Floor



First Floor

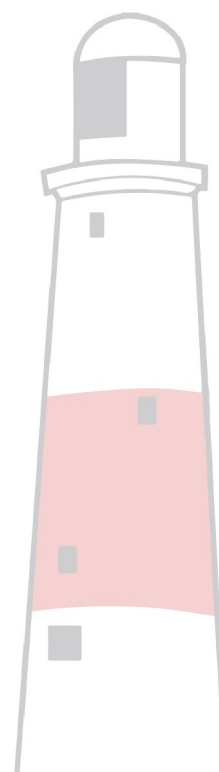


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	82	
(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	



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