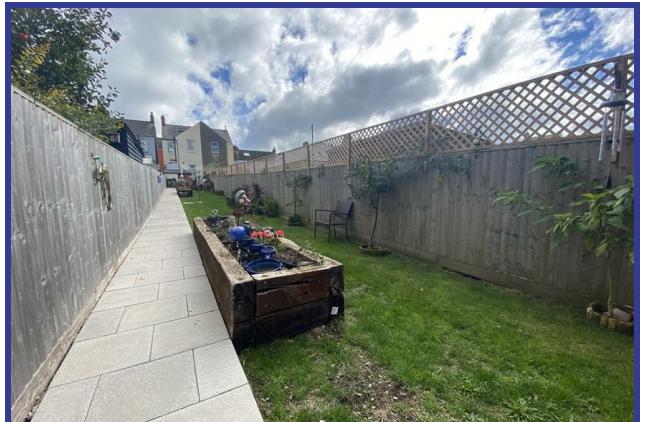




## 26 New Street

Portland, DT5 1HH

Offers in excess of £300,000



# 26 New Street

Offers in excess of £300,000



Tucked away off the top of Straits and moments from Easton Square is this DECEPTIVELY SPACIOUS and very well presented THREE BEDROOM semi-detached home boasting LARGE GARDEN, cosy lounge with LOG BURNER and an EN-SUITE to the main bedroom.

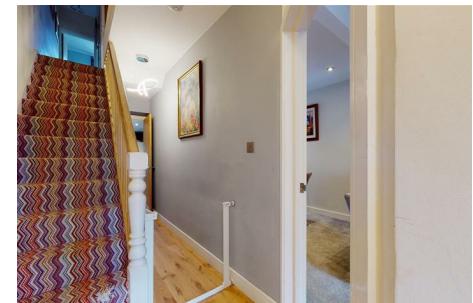
A welcoming inner hall leads through the ground floor accommodation with stairs to the first floor and downstairs WC. Just off the hall on the right is a spacious lounge / diner with log burner and large dual aspect windows. The rear of the property is occupied by a bright, modern kitchen with cream high gloss units complimented with granite effect worktops and integrated appliances.

To the first floor are three bedrooms, bedroom three is a generous single and is currently utilised as an office which overlooks the back garden. The remaining two doubles boast built in storage in addition to the primary room enjoys a modern fitted en-suite shower room with feature tiling.

The property is completed with an attic space which is currently arranged as a bedroom.

To the rear is a quaint enclosed yard leading to the main garden which is approximately 100ft long, laid mostly to lawn with recently laid grey paving.

\*The neighbouring property to the left has a right of way over the footpath to the alleyway which leads down the side of the house.





**Lounge/ Diner**  
23'4" x 10'5" overall (7.11m x 3.18m overall)

**Kitchen**  
15'2" x 8'6" (4.62m x 2.59m)

**Bedroom One**  
11'5" x 10'5" (3.48m x 3.18m)

**Bedroom Two**  
11'7" x 8' (3.53m x 2.44m)

**Bedroom Three**  
8'6" x 8'2" (2.59m x 2.49m)

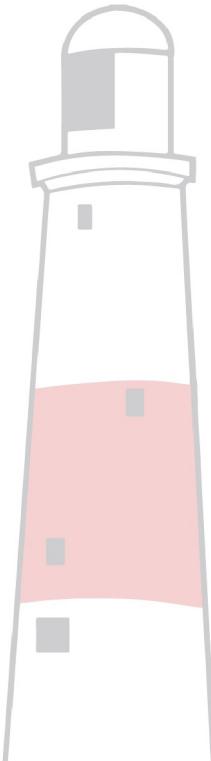
**Attic Room**  
13'5" x 11'8" overall (4.09m x 3.56m overall)

**Garden Shed**  
Has power.

**Council Tax**  
Band B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



12 Easton Street, Portland, Dorset DT5 1BT