



Instinct Guides You



## Avalanche Road, Portland £350,000

- Three Double Bedrooms
- Allocated Parking
- Countryside Views
- Bathroom & En-suite
- Garden Cabin
- Low Maintenance Garden



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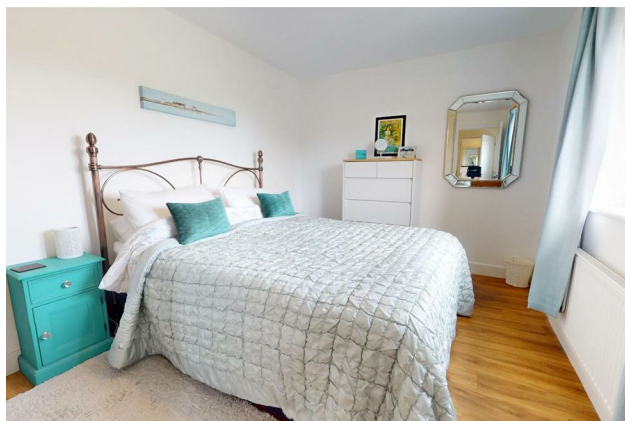


This modern THREE DOUBLE BEDROOM home enjoys attractive OPEN VIEWS across surrounding COUNTRYSIDE while offering spacious and well balanced accommodation throughout. The property benefits from a generous living room, a large kitchen dining room ideal for everyday living and entertaining, three bedrooms including a principal bedroom with EN-SUITE, a private garden with CABIN and ALLOCATED PARKING. The location provides access to nearby coastal walks, local amenities and transport links connecting Portland with Weymouth.

The property is entered via a central hallway which provides access to the principal ground floor rooms with stairs rising to the first floor. Positioned to the front is the living room, a bright and comfortable space with ample room for a range of furniture, benefiting from french doors leading to the garden. Across the hallway sits the spacious kitchen dining room which forms the hub of the home. The kitchen is fitted with a range of modern units and work surfaces and incorporates integrated appliances, with generous space for a dining table and chairs creating an excellent setting for family meals or entertaining. A door opens from the kitchen to the garden. The cloakroom/utility is positioned off the hallway.

Stairs rise to the first floor landing where three double bedrooms and the family bathroom are arranged. The principal bedroom is a well proportioned room benefitting from fitted storage and an en-suite. Bedroom two is another comfortable double room positioned to the front of the property, while bedroom three is another double. The family bathroom is fitted with a walk in shower, wash hand basin and toilet with contemporary tiling. The loft is boarded.

Externally, the property features a private rear garden with patio areas, providing an ideal space for outdoor seating, and also benefits from a double glazed, insulated garden cabin with power and lighting. There are two allocated parking spaces to the rear.



## Room Dimensions

Living Room 19'2" x 12'7" (5.86 x 3.86)

Cloakroom 6'1" x 4'5" (1.86 x 1.37)

Kitchen/Dining Room 19'2" x 11'3" (5.86 x 3.44)

Bedroom One 12'0" x 11'3" into wardrobe (3.67 x 3.43 into wardrobe )

En-suite 6'8" x 4'9" (2.04 x 1.45)

Bedroom Two 12'10" max x 9'8" (3.92 max x 2.97)

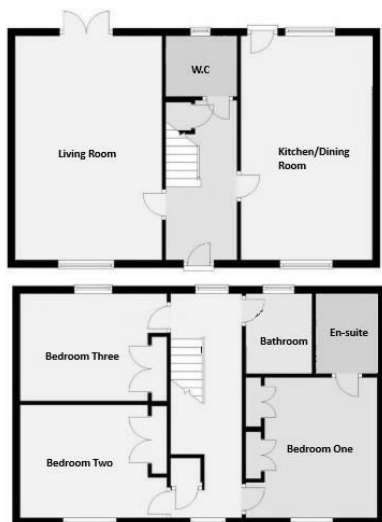
Bedroom Three 12'9" max x 9'1" (3.91 max x 2.77)

Bathroom 6'9" x 5'6" (2.08 x 1.69)

Garden Cabin 13'3" x 8'4" & 5'4" x 5'4" (4.05 x 2.56 & 1.64 x 1.63)

## Estate Charges

The vendor informs us the property has a yearly estate charge of £230.



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			
England & Wales		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			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

Important Notice: Particulars are prepared for marketing purposes only and should not be treated as a statement of the condition of any building, fixture or appliance. All measurements, floor plans and lease/ maintenance are approximate and not to be relied upon. Purchasers should make their own checks before relying on any of the information provided herein. \* For double glazing and gas radiator heating, it is where specified.