

61 Avalanche Road  
Portland, DT5 2DJ

**Guide Price £275,000 Freehold**





## 61 Avalanche Road Portland, DT5 2DJ

An imposing 3 storey Portland Stone built end of terrace house with stunning coastal and sea views. The property is in need of internal modernisation throughout and with the large rear garden could have potential for further development subject to planning permission. This home is conveniently located on the mainline bus route, close to beautiful coastal walks and the popular 'Eight Kings' public house. Viewings come highly recommended with the property being sold with no onward chain.

### Entrance Hallway

#### Hallway

Access to the living room and dining room, stairs rising to the first floor

#### Living room

11'10" x 10'5" (3.63 x 3.2)

Front aspect UPVC double glazed window, stone faced fireplace surround

#### Dining Room

14'6" x 13'10" (4.42 x 4.24)

Rear aspect UPVC double glazed window, recess under stairs with restricted head height, open fireplace, sliding door into kitchen

#### Kitchen

13'9" x 6'1" (4.2 x 1.86)

Galley style kitchen with side aspect UPVC double glazed window, a range of eye and base level cupboards, ample worktop space with sink and drainer, space for freestanding domestic appliances and a generous breakfast bar opposite.

#### Bathroom

Fully tiled bathroom with side aspect UPVC double glazed window, bath with electric shower overhead, hand wash basin and WC

#### Bedroom 1

22'1" x 13'10" (6.74 x 4.24)

Triple aspect double bedroom with UPVC windows offering beautiful panoramic sea views, eaves storage and restricted head height

#### Bedroom 2

12'10" x 11'9" (3.93 x 3.6)

Double bedroom with front aspect UPVC double glazed window, 2 built in cupboards

#### Bedroom 3

11'9" x 12'10" (3.6 x 3.93)

Double bedroom with rear aspect UPVC double glazed window, 2 built in cupboards and feature fireplace







### Outside

Front - Front courtyard enclosed by a stone wall.

Rear - Large rear garden dissected by a private right of way for access to neighbouring properties. Abutting the rear elevation is a courtyard patio. Steps rise to a large decking area, lawned area and then a further patio.

### Outbuilding

20'4" x 11'9" (approximately) (6.2 x 3.6 (approximately))

To the rear of the garden is a large stone built workshop/tool shed. This could potentially be converted or replaced for a separate dwelling subject to necessary planning enquires.

### Council Tax

Band B

### Other Information

Construction

Traditional stone wall elevations under a tiled roof

Broadband (estimated speeds)

Standard - 23 mbps

Superfast -1800 mbps

Flood Risk

Rivers & Seas - Very Low

Surface Water - Very Low

Services

The property is supplied with mains gas, electricity and water, and mains drainage.

### Legal Disclaimer

LEGAL DISCLAIMER

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate. Any details including (but not limited to): lease details, service charges, ground rents & covenant information are provided by the vendor and you should consult with your legal advisor/ satisfy yourself before proceeding. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.





Floor Plan



Viewing

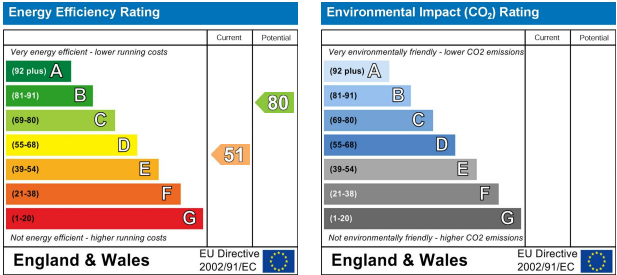
Please contact our Hull Gregson & Hull Weymouth Office on 01305 776 666 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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