



FEATURES

End of Terrace House

Extended Accommodation

Two Bedrooms

Modern Kitchen & Dining Room

Wider Than Average Plot

Garage

Ideal First Time Purchase



SUMMARY

An ideal opportunity for a **FIRST TIME BUYER** to purchase this **TWO BEDROOM** end of terrace house situated in the Grove, Portland. The ground floor **EXTENDED ACCOMMODATION** offers a spacious porch, lounge, modern kitchen and dining room. Externally, the property benefits from a wider than average plot with a **LOW MAINTENANCE** rear garden and a **GARAGE** in a nearby block.





Council Tax Band

The Valuation Office Agency published assessment is band 'A'

ACCOMMODATION

Entrance

PVCu double glazed front door to:

Entrance Porch 5' 6" x 4' 5" (1.68m x 1.35m)

A spacious entrance porch. Door to:

Lounge 14' 9" x 11' 11" (4.49m x 3.63m)

PVCu double glazed window to front. Radiator.

Kitchen 11' 11" x 7' 7" (3.63m x 2.31m)

Modern fitted kitchen with a range of base and wall mounted cupboards and drawers with complementary worktops. Stainless steel sink unit. Plumbing for a dishwasher. Ceramic tiled floor. Opening to:

Dining Room 11' 0" x 10' 10" (3.35m x 3.30m)

A bright room with sliding patio doors opening to the rear garden and a side aspect window. Radiator.

First Floor Landing

Hatch to loft. Built-in storage cupboard.

Bedroom 1 12' 5" x 8' 9" (3.78m x 2.66m)

PVCu double glazed window to front. Radiator. Built-in storage cupboard housing modern gas boiler.

Bedroom 2 10' 2" x 7' 2" (3.10m x 2.18m)

PVCu double glazed window to rear. Radiator.

Bathroom

Suite comprising panel bath with thermostatic shower, wash hand basin and close coupled WC. Radiator. Window to rear.

Outside

The property benefits from a wider than average plot with front and rear gardens with side access. The sunny rear garden is low maintenance with artificial grass and a timber decked patio. There is also a garage in a nearby block.



The Isle and Royal Manor of Portland

Portland provides a variety of shopping and business outlets as well as many leisure activities, in particular, the excellent fishing, sailing and water sports facilities. Portland and Weymouth hosted the sailing events of the 2012 Olympic Games from the Portland based National Sailing Academy and newly built marina, Osprey Quay.

Viewing & Further Information

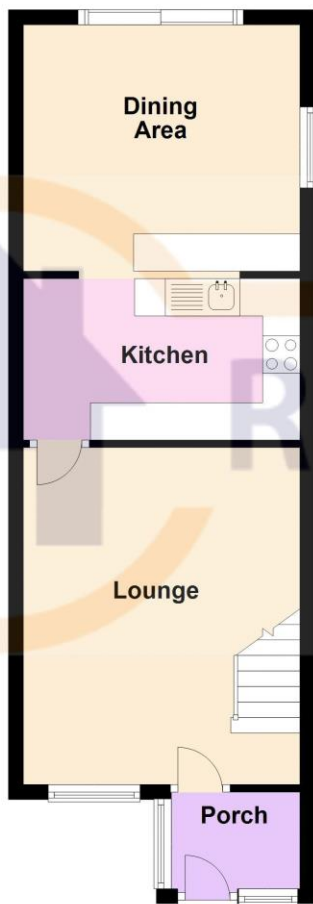
Viewing is strictly by appointment through the sellers sole agents, The Real Estate Bureau. Telephone 01305 826 999. We are open Monday - Friday 9:00 - 17:30 and Saturday 9:00 - 16:30. www.therealestatebureau.co.uk

Notes:



FLOORPLAN

Ground Floor



First Floor



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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		97
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Important Notice

We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. The copyright of all details, photographs and floor plans remain exclusive to The Real Estate Bureau Ltd.

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