

22 Easton Square Portland DT5 1BX

£187,950

FEATURES

Charming Portland Cottage

Remodelled and Refurbished

Two Bedrooms

Extended, Quality Fitted Kitchen

Contemporary Bathroom

Beautifully Presented Throughout

Close to Local Amenities

Viewing Essential



SUMMARY

The Real Estate Bureau are delighted to offer this charming Portland stone cottage situated close to the amenities of Easton Square and overlooking Easton Gardens. The cottage has been beautifully refurbished and remodelled over recent years and offers a characterful lounge/dining room with log burner, extended, quality fitted kitchen, contemporary bathroom, two double bedrooms and a loft room/study, whilst externally, there is a pretty cottage garden. The modern restyling together with the many character features being retained gives this stunning cottage a real 'WOW' factor throughout. An internal inspection is essential to appreciate all this property has to offer.







ACCOMMODATION

The Accommodation Comprises Composite front door to:

Lounge/Dining Room 23' 2" x 11' 7" (7.06m x 3.53m) Overall Measurements

Lounge Area

A characterful room with exposed, Portland stone wall and chimney breast housing a log burner. Fitted corner unit for TV/satellite equipment. PVCu double glazed window to front with custom fitted folding shutters. Radiator. Oak flooring.

Dining Area

Radiator. Oak Flooring. Stairs to first floor with under-stairs cupboard. Opening with exposed Portland stone quoins to:

Inner Hall

Recessed spot lights. Door to:

Bathroom

Contemporary suite comprising generous bath with thermostatic power shower, pedestal wash hand basin and close coupled WC. Ladder style towel rail/radiator. Complementary ceramic tiled floor and walls. Ceiling with recessed spotlights and Velux double glazed roof window. Extractor fan.

Kitchen

An extended kitchen benefitting from a feature roof lantern providing an abundance of natural light. Quality fitted kitchen comprising matching range of 'Shaker' style base and wall mounted cupboards and drawers with solid Beech work surfaces and complementary tiled surrounds. Single drainer stainless steel sink unit. Gas and electric cooker points with space for range style cooker. Plumbing for an automatic washing machine and dishwasher. Solid Beech breakfast bar. TV connections. Ceramic tiled floor and plinth electric fan heater. PVCu double glazed window and

French Doors leading to the rear garden.

First Floor - Landing

Pine doors to:

Bedroom 1 11' 3" x 9' 8" (3.43m x 2.95m) PVCu double glazed window to rear. Radiator. TV and telephone points. Custom fitted wardrobes with sliding doors.

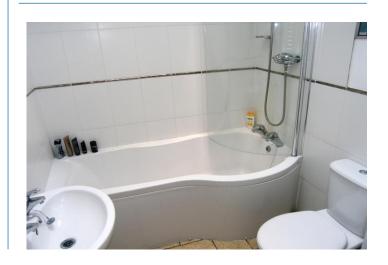
Bedroom 2 10' 9" x 10' 0" (3.28m x 3.05m) PVCu double glazed window to front with custom fitted folding shutters. Radiator. Exposed, Portland stone wall with feature cast-iron fireplace. Stairs ascending to the loft room. Builtin storage. TV connections.

Loft Room/Study 11' 9" x 11' 2" (3.58m x 3.4m)

Ideal as a study or hobby room. Two Velux double glazed roof windows. Radiator. TV connections. Doors to eaves storage.

Outside

To the rear of the property is a pretty cottage garden enclosed by Portland stone walling and timber fencing. A paved patio abuts the cottage and leads to a few steps and a large area of low maintenance hardwood decking. External power points and lighting. Water tap.



Council Tax Band

The Valuation Office Agency published assessment is band 'B'

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.

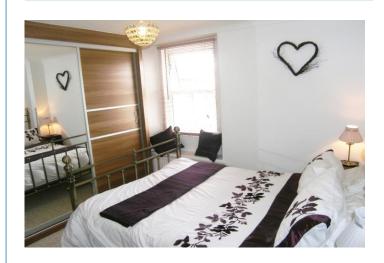
Viewing & Further Information

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:



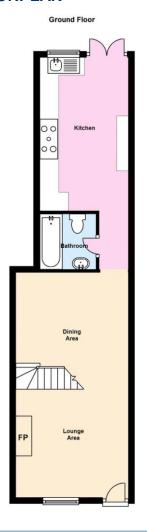


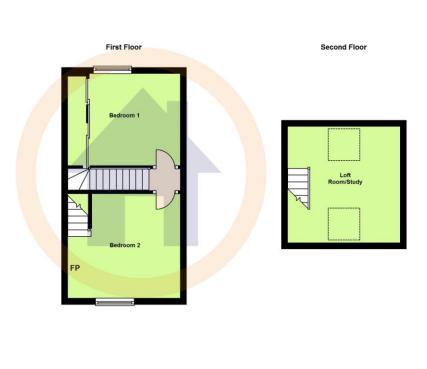






FLOORPLAN





Viewing & Further Information

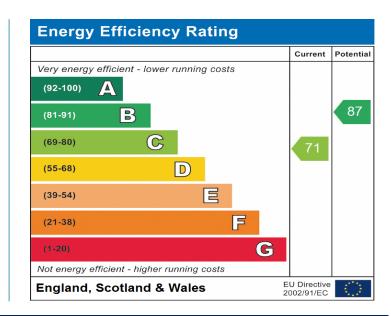
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