



## FEATURES

*Beautifully Presented  
Terrace House*

*Spacious Family  
Accommodation*

*Three Double Bedrooms*

*Two Reception Rooms*

*Utility Room*

*Additional First Floor  
Cloakroom*

*Low Maintenance Rear  
Garden*

*Close to Amenities*



## SUMMARY

The Real Estate Bureau are delighted to offer this traditional terrace house in Victoria Place, conveniently situated close to all the amenities of Easton Square. The spacious and well presented accommodation offers a number of character features including a Portland stone fireplace and exposed timber floorboards. The generous accommodation comprises: entrance vestibule, entrance hall, lounge, dining room, kitchen, utility room and ground floor bathroom, whilst on the first floor are three double bedrooms and a cloakroom. Externally, there is a low maintenance rear garden.





## ACCOMMODATION

### Entrance

PVCu double glazed front door to:

### Entrance Vestibule

Quarry tiled floor. Glazed door to:

### Entrance Hall

Exposed floorboards. Radiator. Doors to:

### Lounge 11' 3" x 11' 2" (3.43m x 3.40m)

PVCu double glazed window to front. Feature Portland stone fireplace. Radiator.

### Dining Room 11' 6" x 9' 5" (3.50m x 2.87m)

PVCu double glazed window to rear. Built-in storage cupboard.

### Kitchen 13' 6" max x 8' 6" (4.11m x 2.59m)

Modern fitted kitchen comprising a range of base and wall mounted cupboards and drawers with complementary work surfaces and ceramic tiled surrounds. One and a half bowl stainless steel sink unit. Radiator. PVCu double glazed window to rear. Door to:

### Utility Room 9' 8" max x 8' 2" (2.94m x 2.49m)

Base and wall mounted cupboards with complementary work-surfaces. Plumbing for an automatic washing machine. Wall mounted gas combination boiler. PVCu double glazed window and door to rear. Door to:

### Bathroom

Modern suite comprising fitted panel bath, pedestal wash hand basin and close coupled WC. Large shower cubicle with thermostatic shower. Radiator. PVCu double glazed windows to rear.

### First Floor Landing

Radiator. Hatch to loft. Doors to:

### Bedroom 1 14' 9" x 11' 2" (4.49m x 3.40m)

A bright and spacious room with PVCu double glazed window to front. Radiator.

### Bedroom 2 11' 6" x 9' 6" (3.50m x 2.89m)

PVCu double glazed window to rear. Radiator.

### Bedroom 3 8' 7" x 7' 6" (2.61m x 2.28m)

PVCu double glazed window to rear. Radiator.

### Cloakroom

Close coupled wc and wall mounted wash hand basin. PVCu double glazed window.

### Outside

To the rear is a Portland stone wall enclosed low maintenance garden with composite decking and artificial lawn. Pedestrian rear access.

### 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.

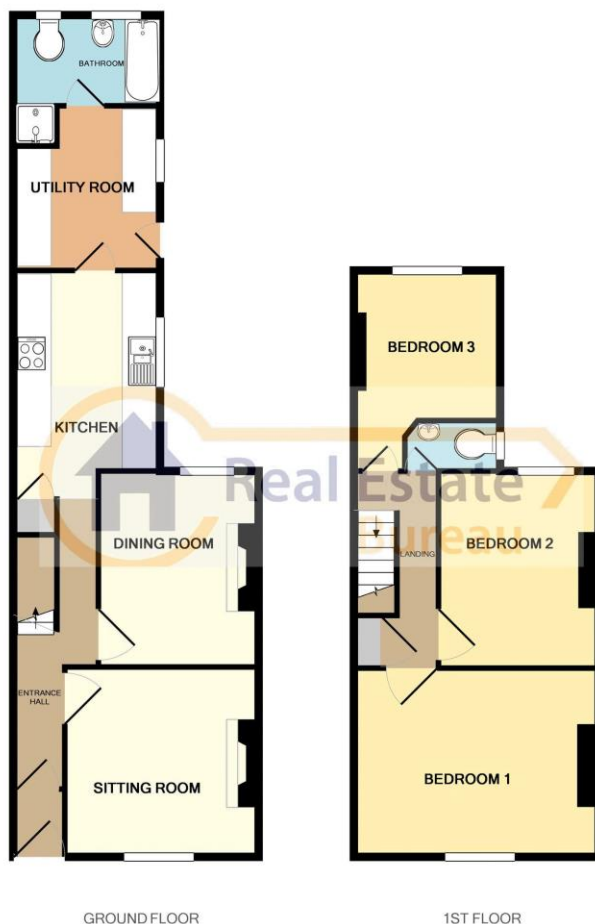
### Viewing & Further Information

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](http://www.therealestatebureau.co.uk)

### Notes:



# FLOORPLAN



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

### 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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