



111 Reforne

Portland, DT5 2AP

Asking Price £264,000



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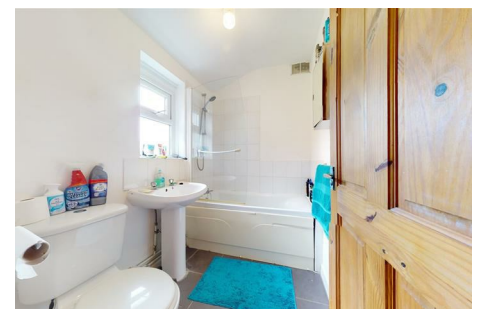
Set just a short stroll to Easton Gardens is this GRADE II Listed, THREE bedroom, CHARACTER cottage, with large garden. The property offers spacious accommodation, is situated over 3 floors and would make an idyllic family home.

The ground floor accommodation comprises a sizeable open plan lounge/diner boasting a feature fireplace with log burner, open staircase and ample space for dining table and chairs. Internal double doors open into a light and airy kitchen offering a range of wall and base level units with a selection of integrated appliances. Completing the ground floor accommodation is a family bathroom comprising a modern white suite to include a panelled bath with shower over, low level W.C and pedestal wash hand basin.

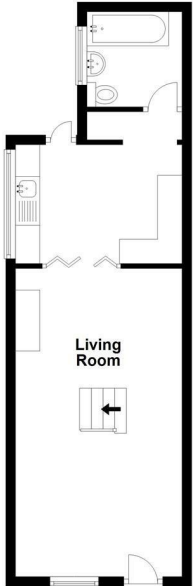
The first floor accommodation comprises two double bedrooms, both of generous proportions. The rear bedroom offers a pleasant outlook onto the garden. Stairs then ascend to the second floor, where an exceptionally spacious double bedroom can be found.

Externally, the property benefits from a large garden, with an initial decking area offering a pleasant place to sit out in, especially during the warmer months. The remainder of the garden is made up of a shingle area, with a raised soiled area, which could be used as a flowerbed or vegetable patch. The garden has a low maintenance feel and enjoys a Southerly facing aspect.

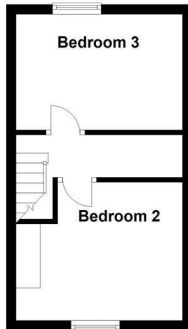
The property is situated on Reforne, just a short stroll from Easton Square. Easton Square has a range of pleasant cafes, shops and benefits from a regular bus link to the seaside town of Weymouth.



Ground Floor



First Floor



Second Floor



Living Room
22'6" x 10'9" (6.88 x 3.30)

Kitchen
10'9" x 8'10" (3.3 x 2.7)

Bedroom Three
10'5" x 9'4" (3.2 x 2.86)

Bedroom Two
9'10" x 10'9" (3 x 3.3)

Bedroom One
9'10" x 13'1" (3 x 4)

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

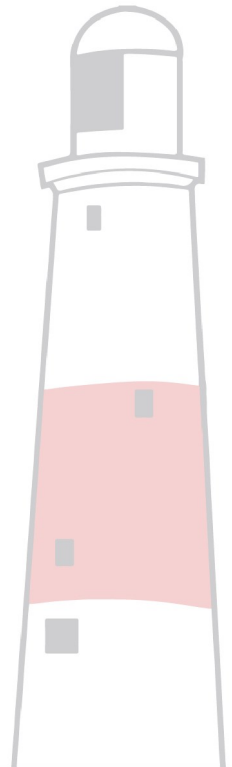
Additional information

The following details have been provided by the vendor, as required by Trading Standards. These details should be checked by your legal representative for accuracy.

Property type: Grade II Listed Cottage
Property construction: Stone Blockwork
Mains Electricity
Mains Water & Sewage: Supplied by Wessex Water
Heating: Gas
Broadband/Mobile signal/coverage:

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	



12 Easton Street, Portland, Dorset DT5 1BT