



Hull  
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**FOR SALE**

29

**29 Clements Lane**

Portland, DT5 1AS



**Offers In Excess Of  
£190,000 Freehold**



# Clements Lane

Portland, DT5 1AS

- No Onward Chain
- Two Double Bedrooms
- Close To Chesil Beach
- Ideal Holiday Home/Investment
- Secure Courtyard Garden
- Desirable Location
- Exposed Beams
- Three Storey Cottage
- Fitted Kitchen
- Stone Fronted





**\*\*3D VIRTUAL TOUR AVAILABLE\*\***

Only a stones throw away from Chesil Beach is this charming Stone Fronted cottage offering two double bedrooms and a secure courtyard garden. This property is situated just off of Chiswell and within walking distance to local amenities.



Stepping into this property you enter into the spacious main living accommodation leading to kitchen and stairs to first floor. The lounge/diner has a double glazed window to the front allowing for plenty of natural, a feature fireplace and room for a table and chairs for dining.



Leading through to the kitchen there are a number of overhead and base level units with space for under counter fridge & freezer and also a cooker. The kitchen offers access to the secure courtyard garden enjoying a southerly aspect.

The first floor accommodation comprises a double bedroom, family bathroom and stairs to the second floor. The bedroom features a large double glazed window to the front enjoying the afternoon sun. The family bathroom includes a bath with electric shower function, a wash hand basic and w/c.



The second floor offers a large loft room with dormer windows to both sides allowing for a dual aspect, perfect for natural lighting.



**Lounge/diner**  
19'5" x 8'6" > 6'8" (5.92m x 2.61m > 2.04m)

**Kitchen**  
8'1" x 7'8" (2.48m x 2.36m)

**Bedroom One**  
9'10" > 8'0" x 8'8" (3m > 2.45m x 2.66m)

**Family Bathroom**  
9'4" x 4'9" (2.86m x 1.46m)

**Loft Bedroom**  
18'7" x 10'0" > 7'6" (5.67m x 3.07m > 2.30m)

**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: Terraced House

Property construction: Traditional

Mains Electricity

Mains Water & Sewage: Supplied by Wessex Water

Heating Type: Gas

Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker.

<https://checker.ofcom.org.uk/>

**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, property construction, services, & covenant information are provided by the vendor and you should consult with your legal advisor/ satisfy yourself before proceeding. No person in this firms employm entation or warranty in respect



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

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