



Sweet Hill Lane

Portland, DT5 2DT

2 1 1 C

£220,000 Freehold



Sweet Hill Lane

Portland, DT5 2DT

- Two Bedroom Mid Terraced House
- South Facing Garden
- Well Presented Throughout
- Allocated Parking
- No Forward Chain
- Ideal Starter Home or Investment
- Popular Location of Southwell
- Downstairs WC
- Short Stroll to Bus Stop
- Close to Coastal Walks





This well presented, TWO DOUBLE bedroom mid terraced house, situated in the popular location of Southwell is offered for sale with NO FORWARD CHAIN. The house would make a delightful starter home and boasts a sunny aspect rear garden, convenient downstairs WC, allocated parking as well as a light and airy feel.



Accommodation;

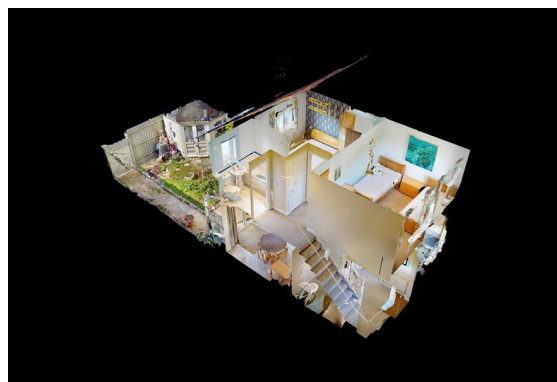
A paved path leads through a lawned front garden and up to the door. Stepping over the threshold, you're greeted by a well proportioned entrance vestibule with stairs to first floor, downstairs WC and doors to kitchen and living room.



The living room, a good size room with space for lounge furniture and a small dining room table occupies the rear of the property and enjoys a southerly aspect with French doors leading out onto a low maintenance garden.

The front of the property is occupied by the kitchen, well equipped with ample units, integrated oven with inset gas hob, extractor fan and space for further appliances.

To the first floor are two double bedrooms and a family bathroom. The primary room, a generous double which is currently utilised as a guest room overlooks the front of the property. Bedroom two, a further good sized double room enjoys an outlook over the rear garden. Completing the first floor is a family bathroom with panel enclosed bath with shower over, pedestal wash hand basin and WC.





Living Room
10'5" x 16'4" (3.2 x 5)

Kitchen
9'6" x 7'3" (2.9 x 2.21)

Bedroom Two
11'1" x 9'3" (3.40 x 2.84)

Bedroom One
13'1" x 9'8" (4 x 2.96)

Bathroom
6'2" x 5'2" (1.9 x 1.6)

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: Terrace

Property construction: Standard

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.

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C		74	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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