

Reforne

Portland, DT5 2AL



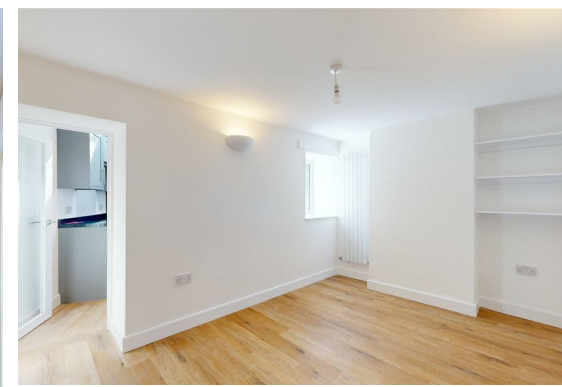
Asking Price
£270,000 Freehold

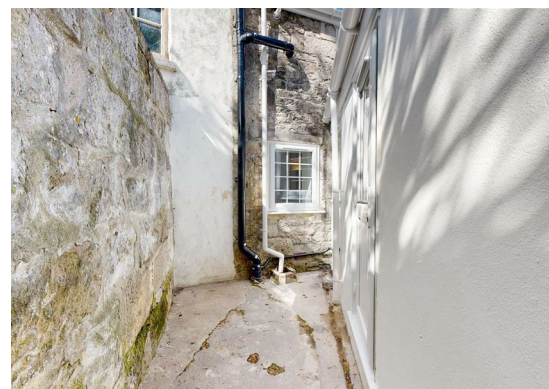


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- Three Bedroom, Three Storey Cottage
- Internally Rebuilt
- Feature Log Burner
- Light and Airy Accommodation
- Courtyard Garden
- Ground Floor Bathroom
- Short Stroll to Easton Square
- Rear Access
- Character Features
- Ensuite to Primary Bedroom





A QUARRYMANS COTTAGE built in 1835 set just a short stroll from Easton Square is this NEWLY REFURBISHED throughout, THREE BEDROOM mid terrace PERIOD PROPERTY boasting accommodation arranged over THREE FLOORS. Benefitting from TWO RECEPTION ROOMS, a MODERN FITTED KITCHEN, ground floor bathroom and ensuite shower room. This beautifully presented property is offered for sale with NO ONWARD CHAIN, making it an ideal INVESTMENT or MAIN RESIDENCE. Viewings come HIGHLY ADVISED to appreciate the size, space and specification on offer.



One of the highlights of this cottage is the cosy lounge area with a log burner, creating a warm and inviting atmosphere. A opening leads through to a dining room, a further bright space with understairs cupboard, deep set window.

To the rear is a well proportioned, modern grey shaker style kitchen with integrated electric hob and oven as well as space for fridge freezer and washing machine. A door leads out to the courtyard. The ground floor is completed by a convenient bathroom.

To the first floor are two bedrooms, both double rooms with ample space for furniture. Bedroom two benefits from a large built in cupboard housing combination boiler while bedroom three boasts a feature cast iron effect fireplace.

To the top floor is the primary bedroom with ensuite shower room.



With three storeys to explore, this cottage offers plenty of space for a growing family or those who enjoy having room to spread out. Outside, a courtyard garden offers a tranquil space to enjoy a morning coffee or unwind after a long day.

Although the property presents as an old cottage, the owner has advised that with the exception of the chimney breasts, everything within the original four walls has been replaced including roof structure, windows, electrics, heating system, insulation, floorboards & roof.



Lounge
12'4" x 9'10" (3.77 x 3)

Dinning Room
12'4" x 9'10" (3.77 x 3)

Kitchen
10'9" x 7'2" (3.3 x 2.2)

Bathroom
7'2" x 4'3" (2.2 x 1.3)

Bedroom One
8'2" x 9'10" (2.5 x 3)

Ensuite
6'6" x 3'3" (2 x 1)

Bedroom Two
9'10" x 8'2" (3 x 2.5)

Bedroom Three
11'9" x 7'2" (3.6 x 2.2)

Additional information

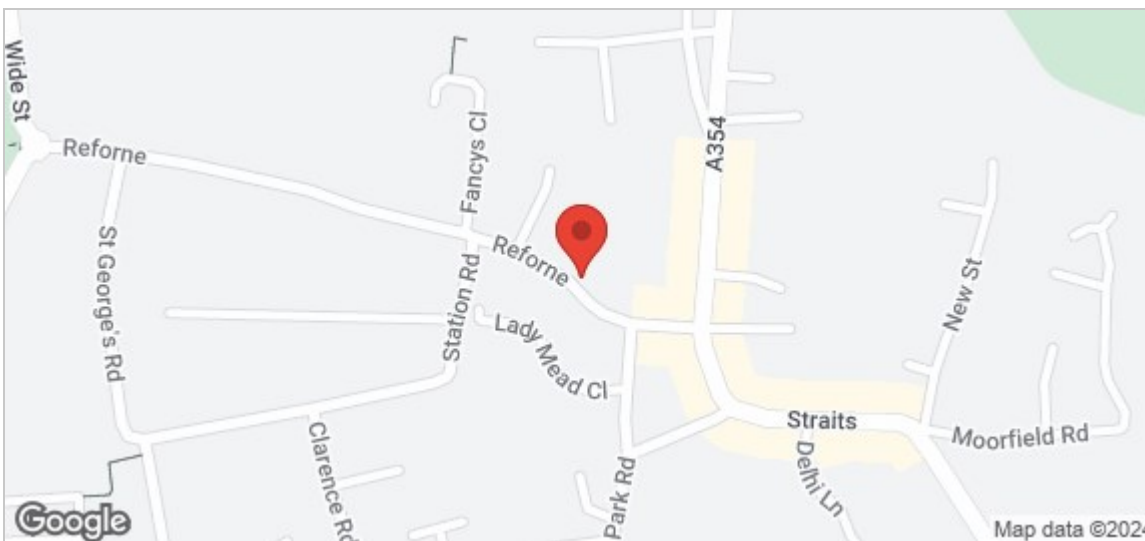
The following details have been provided by the vendor, as required by Trading Standards. These details should be checked by your legal representative for accuracy.

Property type: Mid Terrace Period Property
 Property construction: Standard
 Mains Electricity
 Mains Water & Sewage: Supplied by Wessex Water
 Heating Type: Gas Central Heating

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 firms 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			
(81-91) B			
(69-80) C			
(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	