



Wakeham
Portland, DT5 1HP



Asking Price
£230,000 Freehold



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- Well Proportioned Period Property
- Wall Enclosed Courtyard Garden
- Lounge Diner with Box Bay Window
- Breakfast / Garden Room
- Two Double Bedrooms + Attic Space
- Large Bathroom
- Some Updating Required
- Gas Central Heating
- Short Stroll to Easton Square
- Popular Location of Wakeham





A CHARMING END OF TERRACE period property, boasting spacious accommodation arranged over THREE FLOORS. This quant FAMILY HOME offers TWO BEDROOMS, additional LOFT ROOM, generous sized LOUNGE/DINER, fitted kitchen, breakfast/garden room, and family bathroom. Outside there is a PRIVATE LOW MAINTENANCE rear court yard. Nestled in the popular location of Wakeham, this delightful period property offers a fantastic opportunity for those seeking a home with character and potential. Viewings come HIGHLY ADVISED to appreciate the size,

space and huge potential on offer.

The property features a well-proportioned lounge/diner with an east facing box bay window that floods the room with natural light. This room is a deceptively spacious, being large enough to house family sized dining room table and chairs, along with lounge furniture. Continuing on from the lounge/diner is the fitted kitchen. Benefitting from a selection of eye and base level storage cupboards and space for domestic free standing appliances. To complete the ground floor accommodation is the breakfast/garden room. There is a rear door leading out to the low maintenance rear court yard, ideal for morning coffee or alfresco dining.

Stairs rise to the first floor where bedrooms one, two and family bathroom are located. Bedroom one is a large front aspect double room, with bedroom two being an ideal guest double. The family bathroom comprise a bath, wash hand basin and WC.

A further staircase leads to an attic space which in the past has been used as a third bedroom but is not to building regulations.



Open Plan Lounge Diner

12' x 27' (3.66m x 8.23m)

Kitchen

10'4" x 7'10" (3.15m x 2.39m)

Breakfast / Garden Room

9'1" x 8' (2.77m x 2.44m)

Bedroom One

14'11" x 11' (4.55m x 3.35m)

Bedroom Two

11'4" x 9'7" (3.45m x 2.92m)

Bathroom

Loft Room

11' x 12'1" (3.35m x 3.68m)

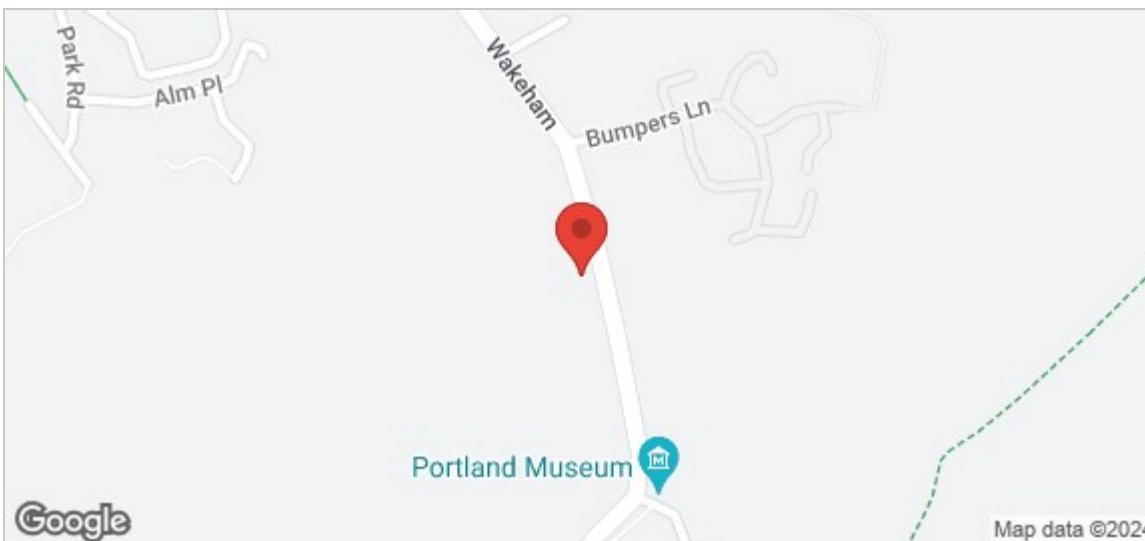
Additional information

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: Cottage
- 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 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		
		76
	37	

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) 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		
		65
	25	

England & Wales EU Directive 2002/91/EC