



Reap Lane
Portland, DT5 2JX



Asking Price
£240,000 Freehold



Reap Lane

Portland, DT5 2JX

- Ideal Starter Home
- Well Presented Two Bedroom Terraced House
- Allocated Parking
- Well Presented Throughout
- Light and Airy Accommodation
- Good Size Garden
- Quiet Cul de Sac Location
- Short Stroll to Coastal Walks
- Downstairs WC
- Modern Bathroom





Located in the popular location of Southwell, just a short stroll to stunning coastal walks is this delightful TWO bedroom mid-terraced house with **ALLOCATED PARKING**, downstairs WC and sunny rear garden.

As you step inside, a convenient entrance hall leads through to all ground floor rooms including a downstairs cloakroom. To the rear is a modern kitchen boasting ample units, generous counter top space, and some integrated appliances.

The property features a light and airy lounge, illuminated by natural light streaming in through the large, south facing windows, creating a warm and

inviting atmosphere. The sliding door in the lounge leads you out onto the well-proportioned rear garden, a tranquil space where you can relax and unwind.

Upstairs, you will find two double bedrooms, both boasting large south-facing windows that flood the rooms with sunlight. The bedrooms offer a peaceful retreat, providing a comfortable space to rest with ample space for furniture.

The garden is mostly laid to lawn, with a decked seating area ideal for enjoying a morning coffee or hosting a summer barbecue.



Lounge
14'5" x 13'1" (4.4 x 4)

Kitchen
12'6" x 9'10" (3.82 x 3)

Bedroom One
9'10" x 11'5" (3 x 3.5)

Bedroom Two
11'9" x 7'10" (3.6 x 2.4)

Bathroom
4'11" x 8'0" (1.5 x 2.45)

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: Standard

Mains Electricity
Mains Water & Sewage: Supplied by Wessex Water

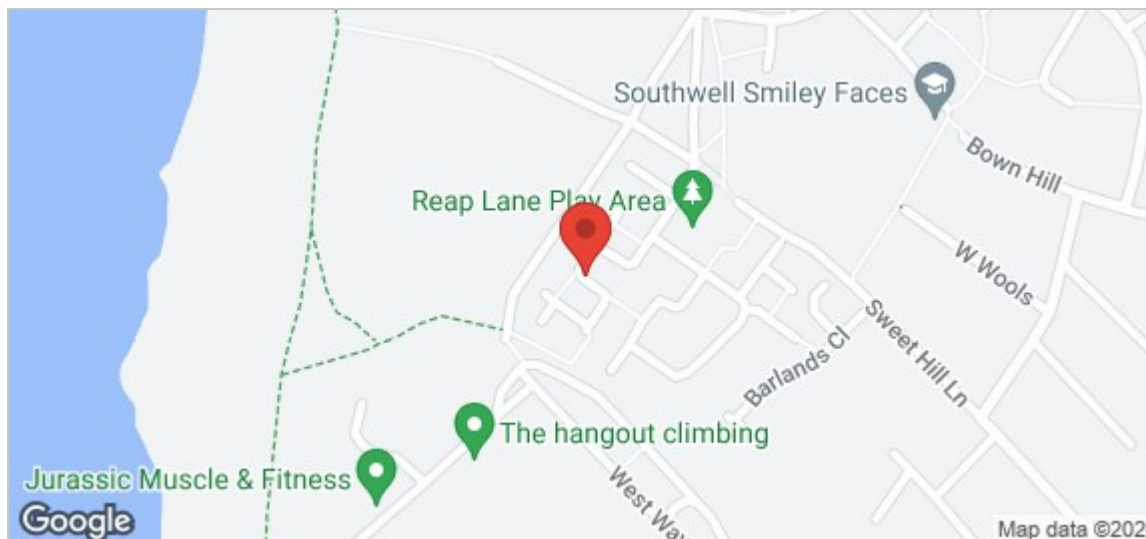
Heating Type: Gas

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			
(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		