



Reforne

Portland, DT5 2AP



**Offers In Excess Of
£300,000 Freehold**



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- Mid Terrace Period Property
- Beautifully Presented Throughout
- Three Bedroom Extended Family Home
- No Onward Chain
- Exposed Portland Stone Features
- Popular Location
- Ideal Investment or Main Residence
- Southern Aspect Rear Garden
- Close to Coastal Walks
- Additional Out Building





Welcome to this CHARMING MID TERRACE PERIOD HOUSE located in the sought-after area of Reforne, Portland. This EXTENDED FAMILY HOME boasts a delightful combination of CHARACTER AND MODERNITY, making it a perfect choice for those looking for a comfortable and stylish living space. Being offered for sale with NO ONWARD CHAIN viewings come highly advised.



As you step inside, you are greeted by a warm and inviting atmosphere, with a spacious living room / diner that is perfect for entertaining guests or simply relaxing. To the rear of the property is an extended kitchen with



skylights which allows for plenty of natural light. The kitchen offers a range of wall and base units, a downstairs WC and space for a seating area just before the French doors that step out to the a garden.

The property features three good-sized bedrooms, offering plenty of space for a growing family or for those in need of a home office or guest room. Bedroom one is located on the first floor alongside the large family bathroom with both a shower and bath.

Bedrooms two & three are on the second floor with the bedroom to the rear offering far reaching sea views.

The rear garden has a Portland stone patio, lawn, shingle and shrubbery. It also features a Portland stone studio/outhouse rebuilt using the original stones. This provides a flexible space, with power laid on and ample natural light, to relax in away from the house or use as a workshop, studio or office.



Situated in a popular location, you'll have easy access to local amenities, schools, and transport links, making daily life convenient and stress-free. Whether you're looking to unwind in the comfort of your own home or explore the vibrant surroundings, this property offers the best of both worlds.

Don't miss out on the opportunity to make this lovely house your new home. Book a viewing today and experience the charm and comfort that this property has to offer.



Living Room / Diner
25'3" x 14'8" (7.71m x 4.49m)

Kitchen
24'0" x 7'2" (7.34m x 2.19m)

Downstairs W/C
5'4" x 2'9" (1.65m x 0.85m)

Bedroom One
13'3" x 10'2" (4.04m x 3.11m)

Family Bathroom
11'5" x 7'9" (3.50m x 2.38m)

Bedroom Two
9'11" x 8'9" (3.03 x 2.68m)

Bedroom Three
13'4" x 7'6" (4.07 x 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: Mid Terrace
- Property construction: Traditional
- Mains Electricity
- Mains Water & Sewage: Supplied by Wessex Water
- Heating Type: Gas Central
- 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		