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**Rip Croft**

Portland, DT5 2EE

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**Offers In Excess Of  
£200,000 Freehold**

**Hull  
Gregson  
Hull**

# Rip Croft

Portland, DT5 2EE

- Ideal First Time Purchase
- Sought-After Location ~ Southwell, Portland
- Enclosed Front Garden & Low-Maintenance Rear Garden
- Allocated Parking Space to Rear
- Two Double Bedrooms
- Kitchen Diner & Cosy Front-Aspect Lounge
- Upstairs Family Bathroom
- Front Porch
- Close to Play Park & Local Schools
- Transport Links Nearby





**\*\*EXCELLENT FIRST TIME BUY\*\***

This **TWO DOUBLE-BEDROOM HOUSE**, set in the **SOUGHT-AFTER LOCATION** of Southwell, Portland, is presented for Sale. The property boasts a **LOW-MAINTENANCE REAR GARDEN** with an **ALLOCATED PARKING SPACE** to the rear.



Stepping through the front gate, you find yourself in the private front garden, with: a path leading to the entrance porch, a lawned area to your left and borders laid with shingle. The front porch provides a welcome entrance to this property and provides the perfect space for storing shoes



and hanging coats.

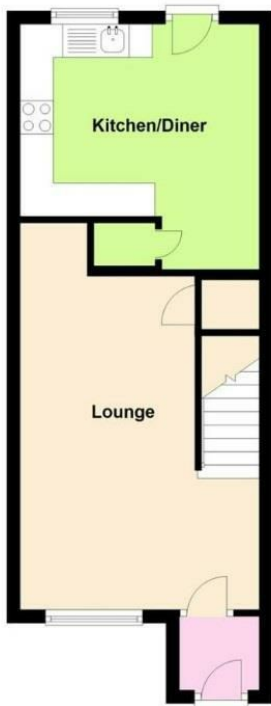
The ground floor provides ample living accommodation, benefitting from a cosy front-aspect lounge and a kitchen diner to the rear. The living room currently hosts two, two-seater sofas as well as television unit, a large fish tank and other furnishings. The room is bright and airy with the large front-aspect window spilling rays of sunshine into the space. The kitchen comprises modern-style white cabinets with laminated wood-effect worktop over and space for integrated appliances. The kitchen-diner also provides ample room for family meal times - currently utilised with a four-seater dining table.

Ascending to the first floor, you find the property's two double bedrooms and the family bathroom. Each bedroom is a well-proportioned double with a respective front and rear aspect window, giving each bedroom a bright and spacious feel. The bedrooms provide space for a double bed as well as further storage facilities. The family bathroom hosts a corner panelled bath unit with shower screen and shower over as well as a wash-hand basin and WC. The room is laid with a wood laminate-effect flooring and the walls combine a neutral white paint and beige tiles.



Externally, the garden provides an initial low-maintenance style patio -perfect for a summer barbecue- and steps ascend to a split lawned area too. The garden currently hosts a shed and aviary. Beyond the rear gate, the property also benefits from an allocated parking space.

### Ground Floor



### First Floor



### Living Room

16'8" max x 11'9" max (5.1m max x 3.6m max)

### Kitchen Diner

12'3" max x 11'9" max (3.75m max x 3.6m max)

### Bedroom 1

11'9" max x 10'9" max (3.6m max x 3.3m max)

### Bedroom 2

11'9" x 9'10" (3.6m x 3m)

### Bathroom

6'9" x 5'7" (2.07m x 1.71m)

### 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 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/](http://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.

