



Red Crane Walk

Portland, DT5 2FJ



Asking Price
£275,000 Freehold

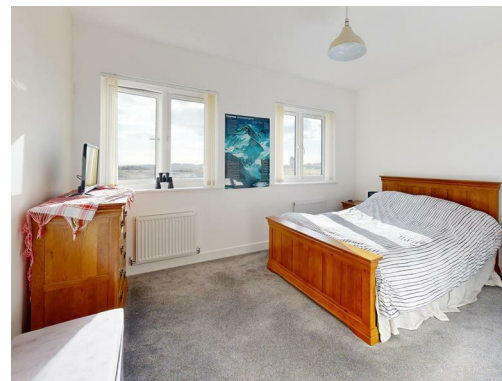


Red Crane Walk

Portland, DT5 2FJ

- Modern End Of Terrace Starter Home
- Positioned on the Edge of Newly Built Development
- Carport & Parking Space
- Open Plan Lounge/Diner
- Modern Fitted Kitchen
- Downstairs WC
- Family Bathroom
- Recently Landscaped Low Maintenance Garden
- Two Double Bedrooms
- Several Years Remaining Of The New Build Warranty





Situated in the **EDGE OF HIGHLY POPULAR NEW BUILD DEVELOPMENT**, is this light and airy **TWO DOUBLE BEDROOM** end of terrace home. Boasting several remaining years of its **NEW BUILD WARRANTY** this ideal **STARTER HOME** offers a large open plan **LOUNGE/DINER**, modern fitted kitchen, down stairs WC and family bathroom. Externally there is a **LOW MAINTENANCE** rear garden leading to the property's **ALLOCATED PARKING SPACE AND CARPORT**.



Upon entering the property you are greeted by a welcoming entrance hallway where doors lead to all principal rooms. This Iris house type

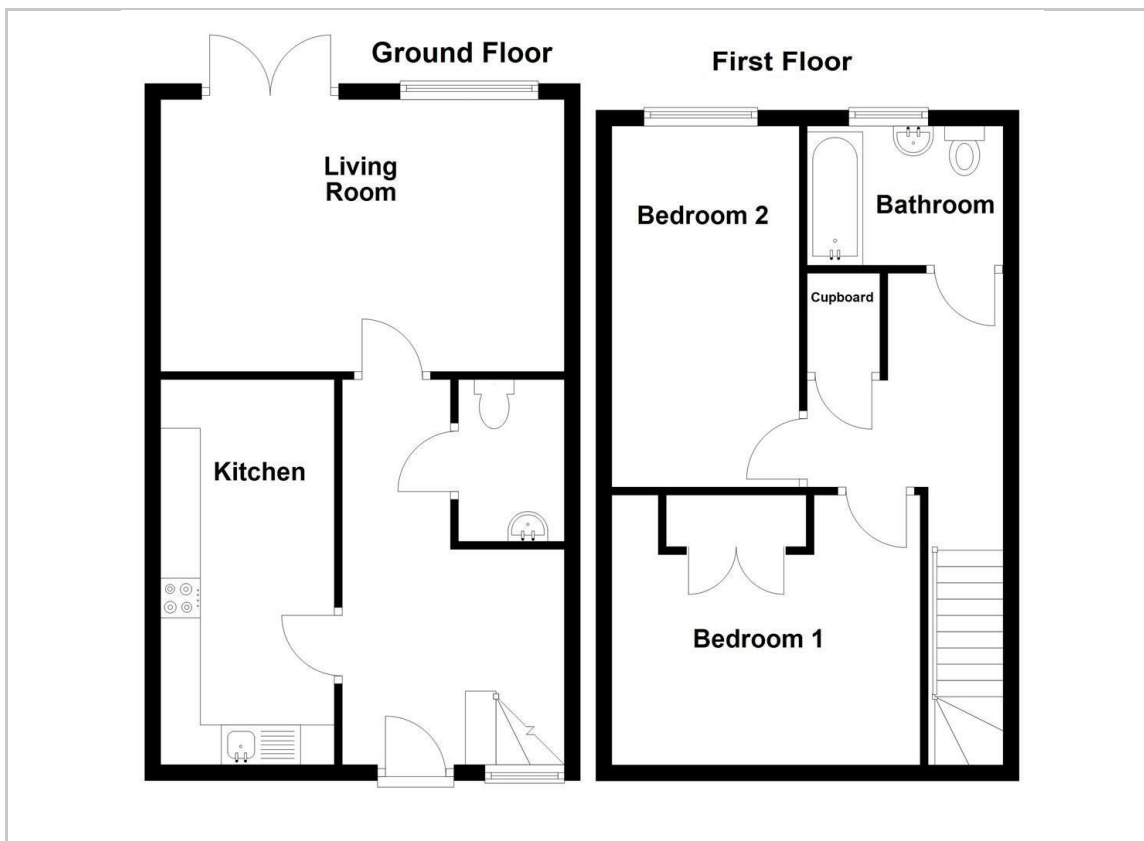


built by Betterment Properties LTD, boast light and airy accommodation throughout. This well presented modern starter home boasts a spacious front aspect modern fitted kitchen. The kitchen offers a wide selection of colour matching eye and base level storage cupboards, integral oven and hob as well as space for free standing fridge freezer. The fantastic sized open plan lounge/diner which runs the width of the property benefits from French doors opening out to the rear garden and a further rear aspect window, allowing ample amounts of natural light to flood the room. To complete the ground floor accommodation is the downstairs WC which is located off the entrance hallway.

To the first floor are two **LIGHT** and **SPACIOUS**, double bedrooms with large windows and ample space for furniture. The primary bedroom boasts a large built in wardrobe and far reaching countryside views over The Windmills. with a glimpse of the sea. A family bathroom boasts a panel enclosed bath with shower, vanity wash hand basin, heated towel rail and a WC.



To the rear is a north easterly aspect rear garden, enclosed with feather edge fencing and a gate. The garden is laid to paving with shrubs and small trees, perfect for enjoying the morning sunshine.



Living Room
15'5" x 11'3" (4.7 x 3.44)

Kitchen
14'1" x 7'2" (4.3 x 2.19)

Bedroom One
13'1" x 11'5" (4 x 3.5)

Bedroom Two
14'1" x 8'10" (4.3 x 2.7)

Bathroom
5'2" x 6'6" (1.6 x 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: End Terrace
Property construction: Standard

Mains Electricity

Mains Water & Sewage: Supplied by Wessex Water

Heating Type: Gas

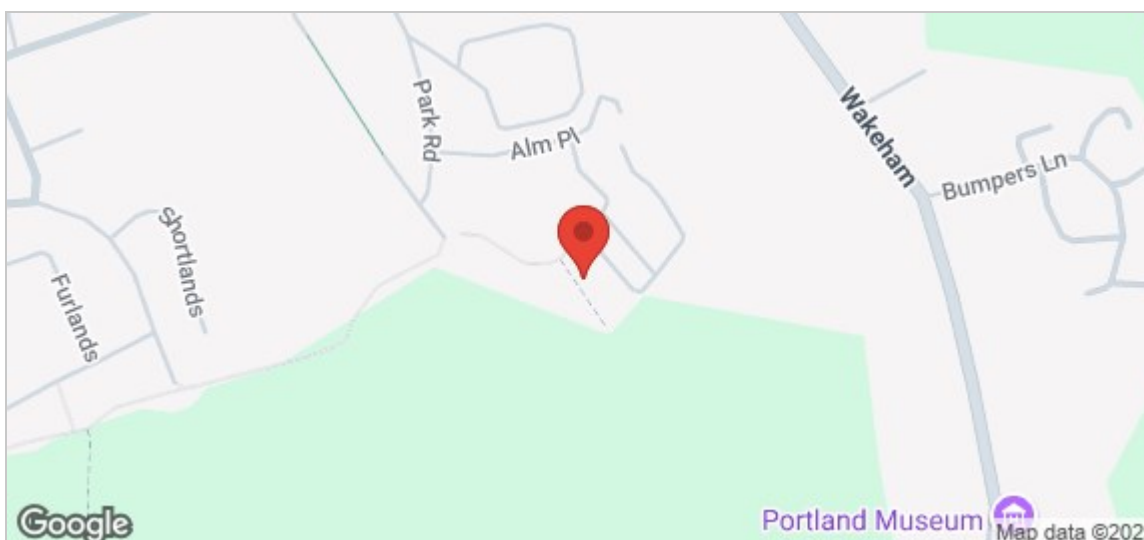
Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker.

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 | | 96 |
| (81-91) B | 85 | |
| (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 | |