

Reforne

Portland, DT5 2AL



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**Offers In Excess Of
£250,000 Freehold**

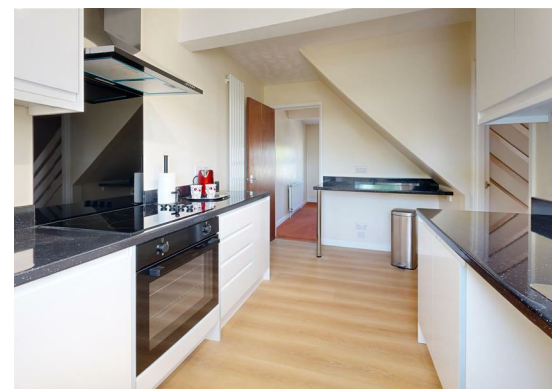


Reforne

Portland, DT5 2AL

- Well Proportioned Mid Terrace Townhouse
- Newly Installed Kitchen
- Three Bedrooms
- Moments from Local Amenities & Transport Links
- Ground Floor Utility / Top Floor WC
- Recently Renovated Family Bathroom
- Generous Integral Garage
- Private Low Maintenance Rear Garden
- Offered For Sale With No Onward Chain
- Council Tax - B Band





This delightful town house is located just moments from Easton Square with its wealth of local amenities. The property offers spacious accommodation across three floors; Highlights include a newly installed contemporary kitchen, a well-presented bathroom, an additional WC, a convenient built-in utility space and a large integral garage.

Step inside:

As you step inside the property, you're welcomed by a wide hallway giving access to the stairs, the integral garage, the cleverly designed under stairs utility space with a Belfast sink and plumbing for a washing machine and then on into the garden room and courtyard garden beyond.

The large garage offers a great space for secure parking and additional storage. To the rear, the garden room is a bright versatile space that could easily serve as a second



reception room or a fourth bedroom. With a large window and a door leading out to the garden, this room is filled with natural light, creating a bright and airy atmosphere.

First Floor:

Upstairs, the wide first-floor landing connects the spacious lounge/diner, the newly-fitted kitchen, and a modern bathroom; The kitchen is designed in a sleek, modern style, featuring white base-level and wall-mounted units paired with elegant black granite-effect worktops. There is ample space for freestanding appliances, and the kitchen is bright with a rear-aspect window gives views west over Easton to the coast. The generously sized lounge/diner offers ample space for both lounge and dining furniture. The bathroom has been tastefully upgraded and features a bath with shower over, wash hand basin, WC, and a heated towel rail.

Second Floor:

The second floor has three well-proportioned double bedrooms and the important addition of a new separate WC with toilet and wash hand basin.



Exterior:

Externally, the property features a low-maintenance rear garden, predominantly laid to shingle, offering a sunny aspect that is perfect for relaxing and enjoying the outdoors.



Lounge

12' x 19'9 max (3.66m x 6.02m max)

Kitchen

12'10 max x 7'9 (3.91m max x 2.36m)

Integral Garage

16'4 max x 11'9 max (4.98m max x 3.58m max)

Garden Room

7'10 x 15'3 (2.39m x 4.65m)

Family Bathroom

6'4 x 6'10 (1.93m x 2.08m)

Bedroom One

12'1 x 8'7 (3.68m x 2.62m)

Bedroom Two

18'6 max x 10'6 (5.64m max x 3.20m)

Bedroom Three

6'9 x 15'1 (2.06m x 4.60m)

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: Standard

Mains Electricity

Mains Water & Sewage: Supplied by Wessex Water

Heating Type: Gas Central Heating

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	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	EU Directive 2002/91/EC

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