



Woolcombe Road
Portland, DT5 2HY



Asking Price
£180,000 Freehold



Woolcombe Road

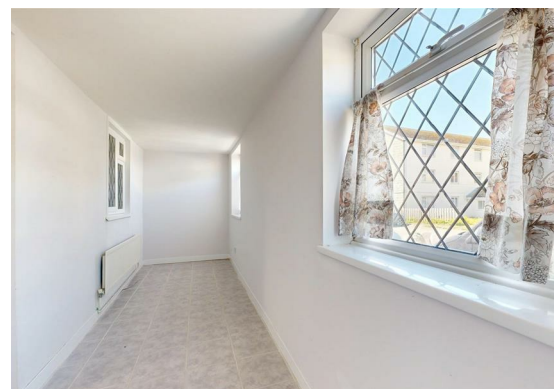
Portland, DT5 2HY

- Three Bedroom End Terraced House
- In Need of Renovation
- Moments to Coastal Walks
- Formerly a Three Bedroom Property
- Sizeable Front Porch
- Lean To to Rear
- Large, Southerly Garden
- No Forward Chain
- Short Stroll to Amenities
- Close to a Bus Route





Situated in a quiet residential area, this TWO BEDROOM END TERRACE home boasts well-balanced accommodation across two floors, a SUNNY REAR ASPECT GARDEN and is offered for sale with NO FORWARD CHAIN. Formerly, a THREE BEDROOM HOUSE, this property has great POTENTIAL for those looking to create a FAMILY HOME.



On the ground floor, the property features a welcoming lobby which spans across the front of the property and provides access into the porch.

A sizeable living room stretches the length of the original house, once



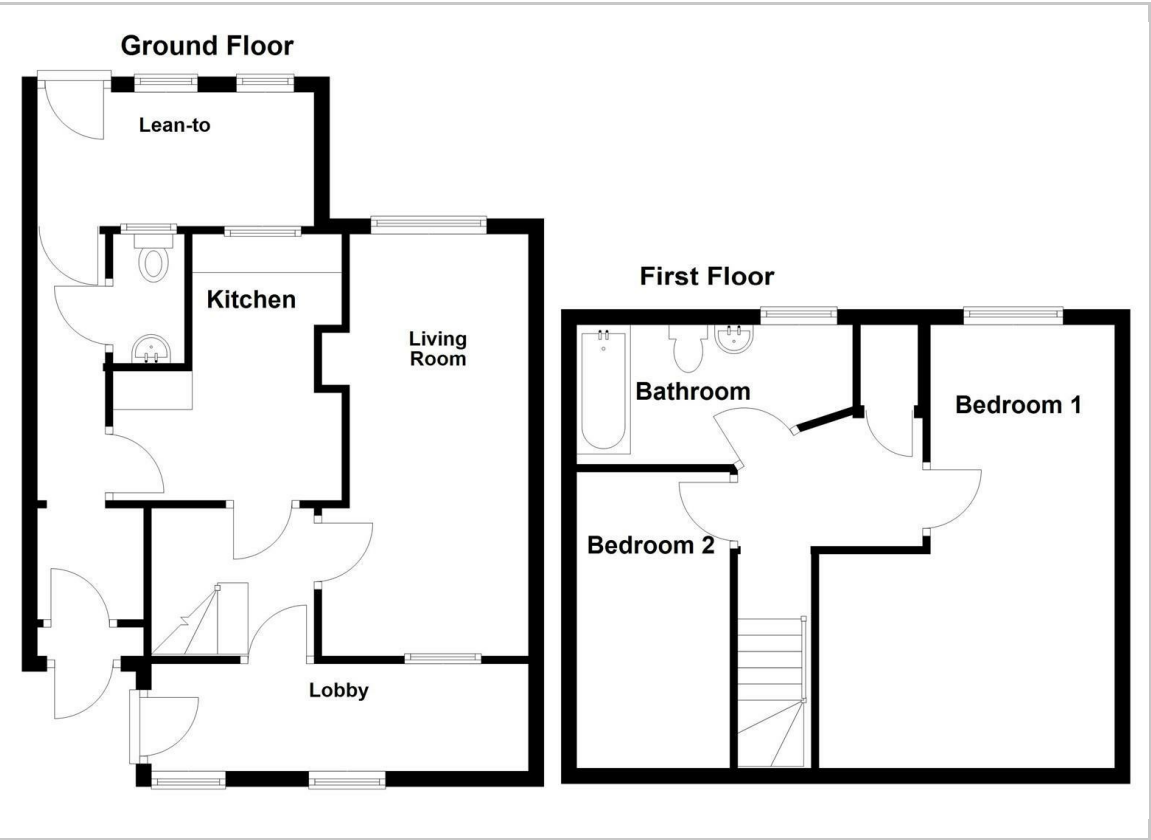
boasting dual aspect windows, meaning the property would be flooded with natural light once the front aspect window is reinstated.

The well-proportioned kitchen sits to the rear, with access to a practical lean-to ideal for additional storage or utility use and providing access to a downstairs WC which is conveniently located off the inner hallway.

Upstairs, the first floor comprises two good-sized bedrooms and a bathroom with a full-sized bath and overhead shower. The layout offers a great sense of space and flexibility for a small family with potential to be reverted back to a three bedroom family home.



Outside, the southerly aspect garden ensures sun throughout the day – a wonderful extension of the living space during warmer months.



Living Room

18'0" x 13'1" < 10'5" (5.5 x 4 < 3.20)

Kitchen

13'1" max x 11'1" > 7'2" (4 max x 3.4 > 2.2)

Lean To

13'1" x 6'6" (4 x 2)

Primary Bedroom

15'1" x 18'0" (4.6 x 5.5)

Bedroom Two

13'1" x 6'6" (4 x 2)

Bathroom

10'5" max x 6'6" (3.2 max 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 Terraced

Property construction: Standard

Mains Electricity

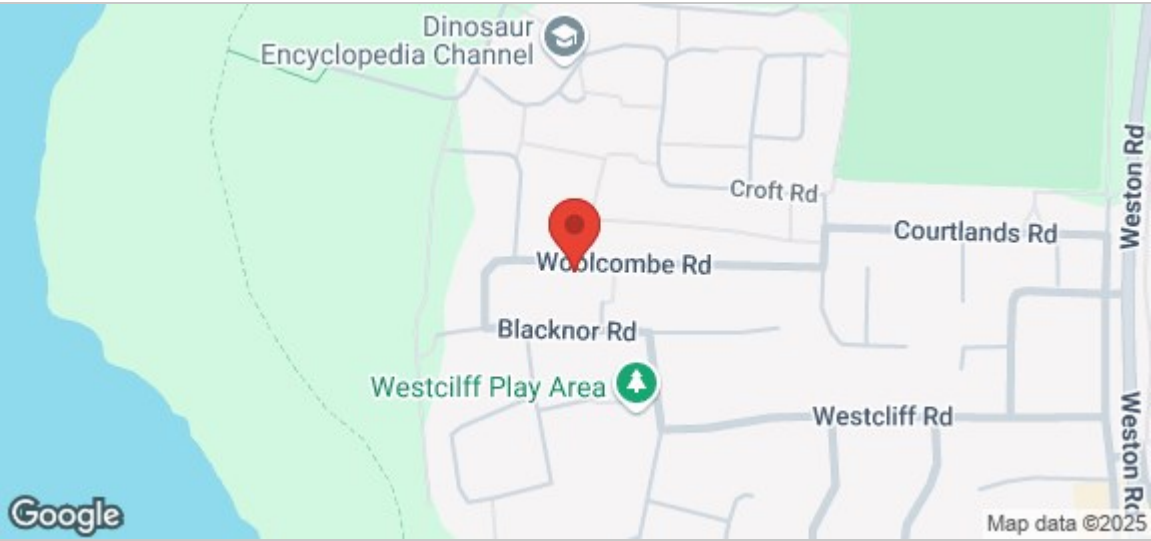
Mains Water & Sewage: Supplied by Wessex Water

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 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