



Instinct Guides You



## Rip Croft, Portland £210,000

- Well Presneted
- Modern Spacious Kitchen
- Allocated Parking
- No Onward Chain
- Two Double Bedrooms
- Popular Location
- On A Bus Route
- Southwell



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Positioned in a popular residential area of Portland close to local schools, amenities and transport connections, this well presented two double bedroom home offers modern interiors, a generous lounge diner, allocated parking an updated kitchen and a private rear garden. The property also benefits from no onward chain, making it an attractive option for a range of buyers.

The ground floor is accessed through a small entrance porch that leads directly into a spacious lounge diner with large front window allowing plenty of natural light. The room provides ample space for both living and dining areas and features wood style flooring that continues through much of the ground floor. From here, an internal door opens into the modern kitchen which has been fitted with contemporary cabinetry, work surfaces and integrated cooking facilities. The kitchen enjoys views over the rear garden and has direct access to the outside via double doors.

On the first floor, the landing leads to two double bedrooms. Bedroom one is positioned at the rear of the house and offers a generous layout with space for wardrobes and additional furniture. Bedroom two sits at the front and is also well proportioned. The bathroom is located between the two bedrooms and includes a bath with shower over, a wash basin set within a vanity unit and a WC, all finished in a light modern style.

Outside, the rear garden features a paved patio area immediately from the kitchen, with a lawned section beyond and secure boundary fencing with an allocated parking space in the car park at the rear. There is ample space for outdoor seating, planting and storage. The front of the property is laid to lawn with a pathway leading to the entrance.

This home offers a practical layout, pleasant modern finishes and a convenient Portland location with easy access to both local amenities and coastal routes.



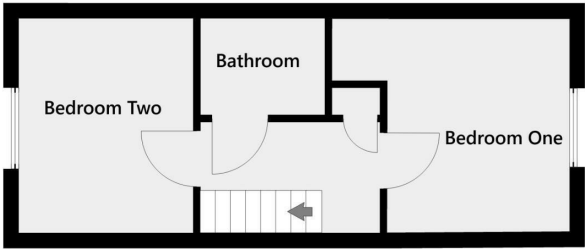
## Room Dimensions

Lounge 16'2" x 11'4" max (4.95 x 3.47 max)

Kitchen/Breakfast Room 12'5" max x 11'4" (3.81 max x 3.47)

Bedroom One 11'4" x 10'9" max (3.47 x 3.29 max)

Bedroom Two 11'4" x 9'3" (3.47 x 2.82)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
	73	80

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		

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