



4 Bumpers Lane

Portland, DT5 1FZ



**Offers In Excess Of
£270,000 Freehold**



Bumpers Lane

Portland, DT5 1FZ

- Two Bedroom End Terraced House
- Good Sized South Westerly Facing Garden
- Two Allocated Parking Spaces
- Light and Airy Lounge / Diner
- Remainder of 10 Year NHBC
- Pleasant Outlook Over Greenspace
- Downstairs WC
- Close to Easton
- Short Stroll to Church Ope
- No Forward Chain





Built in 2021, is this TWO DOUBLE bedroom end of terrace property enjoying a convenient position, just a stones throw from Church Ope Cove and Easton Square on Portland. The modern property boasts light and airy accommodation, TWO allocated parking spaces and a good sized SOUTH WEST FACING GARDEN. Offered with NO ONWARD CHAIN.

Accommodation;

Stepping through the front door,



the entrance hall provides access to all ground floor accommodation. To the left is a good size, light and airy living room, spanning the depth of the property with French doors leading out onto the southerly aspect garden. The kitchen, situated to the rear of the property enjoys ample light grey units with wood effect counter tops, an integrated dishwasher, oven, hob and extractor fan in addition to space for a freestanding washing machine and fridge freezer. The kitchen also benefits from a south west facing window, UPVC door and a large under stair cupboard. Completing the ground floor is a good size downstairs WC with vanity wash hand basin and close coupled toilet.

To the first floor are two double bedrooms and a family bathroom. Both bedrooms enjoy an easterly aspect, a pleasant outlook over a green and ample space for bedroom furniture. The primary bedroom enjoys the added benefit of a large cupboard, currently utilised as a walk in wardrobe. To the rear is a family bathroom with panel enclosed bath with shower over, back to wall toilet and vanity wash hand basin. The bathroom is finished in light grey tiles with chrome hardware. Completing the first floor is a sizeable airing cupboard housing gas boiler.

*** Please note under the Estate Agents Act 1979 one of the vendors is involved in Estate Agency and works for Hull Gregson Hull Lettings Ltd. ***



Ground Floor

First Floor



Living Room
17'4" x 10'9" (5.3 x 3.3)

Kitchen
11'1" x 8'6" (3.4 x 2.6)

Bedroom One
12'5" x 12'5" (3.8 x 3.8)

Bedroom Two
13'9" x 8'6" (4.2 x 2.6)

Bathroom
7'2" x 5'8" (2.2 x 1.75)

Service Charge

The vendor has informed us there is a service charge of approximately £275 per annum for the upkeep of the common areas.

These details should be checked by your solicitor for accuracy before any costs are incurred.

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 Construction
- 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/



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	84	
(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

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. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.