



Greenways

Portland, DT5 2LD



**Offers Over
£205,000 Freehold**



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- Ideal Investment/ Downsize / First Time Purchase
- Sought-After Residential Location ~ Greenways, Portland
- Well-Presented Accommodation Throughout
- Light & Airy Property
- Two Double Bedrooms
- Stylish Lounge Diner
- Modern Fitted Kitchen
- Close to Local Amenities
- Clifftop Walks Nearby
- Nearby Garage in a Block





Situated in the heart of a **HIGHLY POPULAR LOCATION**, is this beautifully presented **MID-TERRACE TWO DOUBLE BEDROOM** family home. This ideal property benefits from a **SPACIOUS LIVING/DINING ROOM**, a newly fitted **KITCHEN**, conservatory over looking the **SUNNY REAR GARDEN** and a **FAMILY SHOWER ROOM**.



Approaching the home you have a lovely laid to lawn garden with patio slabs leading up to the porch entrance. The porch provides a welcome entrance to the property and a convenient area perfect for storing



shoes and hanging coats.

Entering through the doorway, you find yourself in the lounge diner. The lounge diner presents light and airy accommodation with a front-aspect window spilling rays of sunshine into the space. The lounge currently hosts a corner sofa, wall mounted television and feature fireplace: creating the perfect space for relaxing of an evening. The dining area currently presents a four-seater dining table and various storage units.

To the rear of the downstairs, you find yourself in the kitchen. The kitchen comprises white wall based kitchen units and wood-effect worktops over as well as space for freestanding appliances.



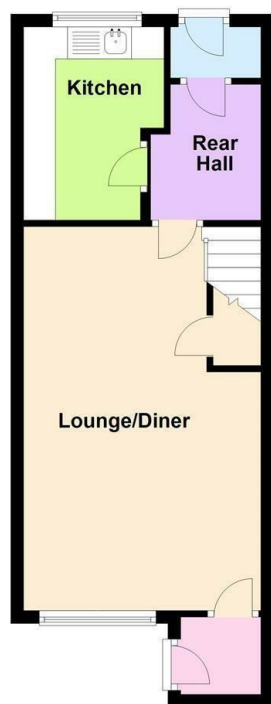
Ascending to the first floor, you find yourself in the landing which provides access to bedroom one, bedroom two and the shower room. The bedrooms are well-proportioned doubles with a respective front and rear aspect window.

The shower room is well-presented hosts a wet-room style with shower, WC and wash-hand basin.

Externally the rear garden is well-maintained, mainly laid to lawn. A patio pathway leads up to the raised decking area, perfect for soaking up the evening sunshine! In addition there is rear access to a pathway leading you directly to the single garage. The garage has a traditional up and over style door.

Viewings come highly advised to fully appreciate the property on offer.

Ground Floor



First Floor

**Lounge Diner**

19'3" max x 12'3" max (5.88m max x 3.74m max)

Kitchen

9'10" max x 7'3" max (3m max x 2.22m max)

Bedroom 1

12'3" x 9'10" (3.75m x 3m)

Bedroom 2

12'3" x 8'10" (3.75m x 2.7m)

Shower / Wet Room

7'6" x 5'6" (2.3m x 1.7m)

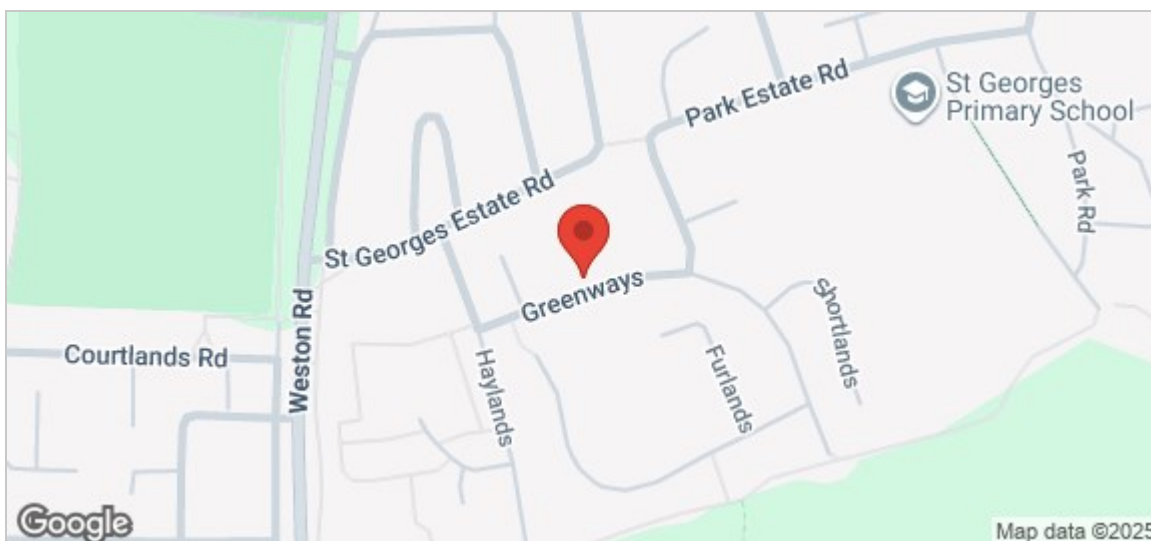
Additional information

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 House
 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	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