



Reforne

Portland, DT5 2AW



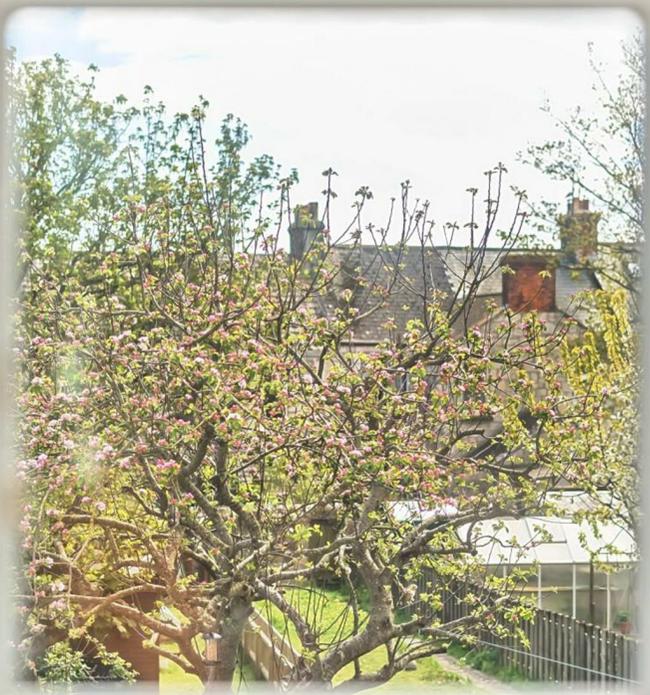
Offers In Excess Of
£170,000 Freehold



Reforne

Portland, DT5 2AW

- Quaint Mid Terrace Charming Home
- Two Bedrooms
- Spacious Front Aspect Living Room
- Modern Fitted Kitchen
- Conservatory Overlooking Rear Garden
- Beautiful Sunny Rear Garden
- Modern Shower Room
- Perfect First Time Purchase
- Ideal Investment Or Holiday Home
- Walking Distance to Local Amenities





A QUIANT & CHARMING mid terrace IDEAL STARTER HOME. This beautifully presented MID TERRACE property benefits from a SPACIOUS FRONT ASPECT LIVING ROOM, modern fitted KITCHEN, conservatory overlooking the rear GARDEN, TWO BEDROOMS and a shower room. Outside to the rear there is a PRIVATE SUNNY GARDEN.



Positioned within easy walking to local amenities and well serviced public transport.

Upon entering the property you are greeted by the front aspect living room. This is a deceptively spacious room, benefitting from a front aspect window which allows ample amount of



natural light to flood the room. The living room is sizeable enough to house lounge furniture and a small table and chairs. Leading on from the living room access is gained to the modern fitted kitchen. The kitchen offers a range of colour matching eye and base level storage cupboards, integral gas oven and hob. There is further space for free standing fridge/freezer and dishwasher. To complete the ground floor accommodation is the rear aspect conservatory. A rear access door from the conservatory leads out to the sunny enclosed rear garden. The conservatory benefits from plumbing for a washing machine.

Stairs rise to the first floor where bedrooms one, two and the modern fitted shower room are located. Bedroom one is a front aspect double bedroom, with bedroom two being an ideal guest room, with space for free standing furniture. The modern fitted shower room comprise shower, wash hand basin and WC.



The rear garden is a peaceful sunny space, boasting a large patio area which directly abuts the property. This area is ideal for outside entertaining and alfresco dining. The remainder of the garden is laid to lawn.

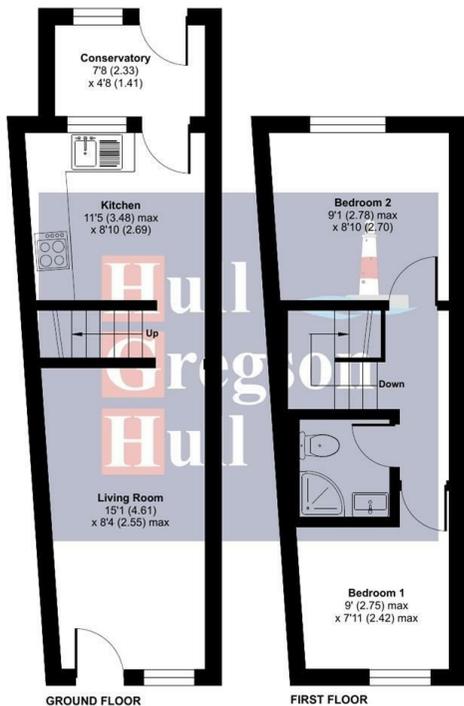
Situated within easy walking distance of the bustling Easton Square and all the local amenities on hand, as well as public transport links.

*** 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. ***

Reforme, Portland, DT5

Approximate Area = 488 sq ft / 45.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © rixhocom 2025. Produced for Hull Gregson & Hull (Portland) Ltd. REF: 1283312

Living Room
15'1 x 8'4 max (4.60m x 2.54m max)

Kitchen
11'5 max x 8'10 (3.48m max x 2.69m)

Conservatory
7'8 x 4'8 (2.34m x 1.42m)

Bedroom One
9' max x 7'11 max (2.74m max x 2.41m max)

Bedroom Two
9'1 max x 8'10 (2.77m max x 2.69m)

Shower Room

Additional information

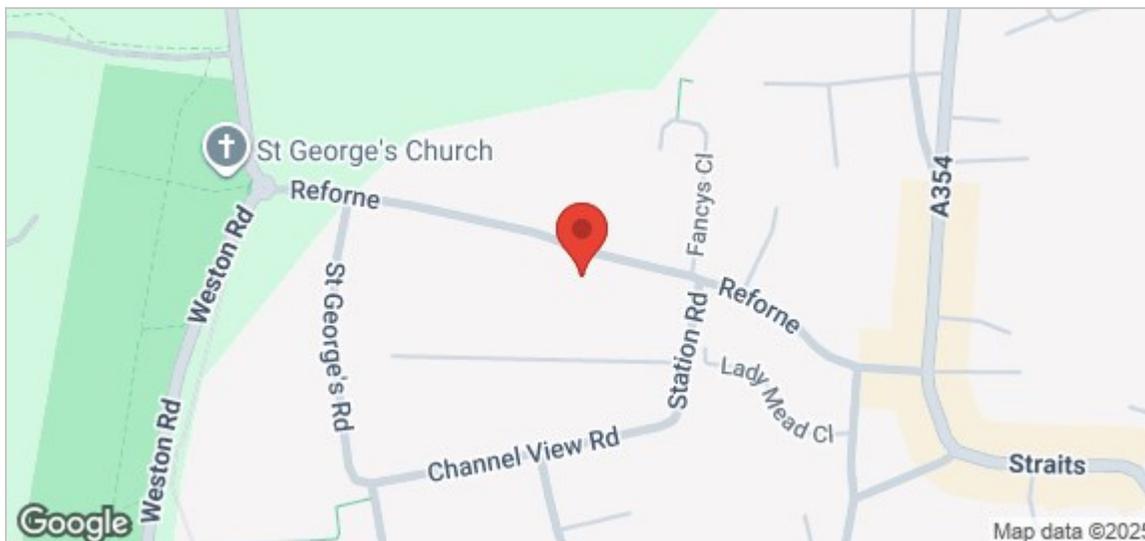
The following details have been provided by the vendor, as required by Trading Standards. These details should be checked by your legal representative for accuracy.

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			93
(81-91) B			
(69-80) C		74	
(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	