



Reforne

Portland, DT5 2AW



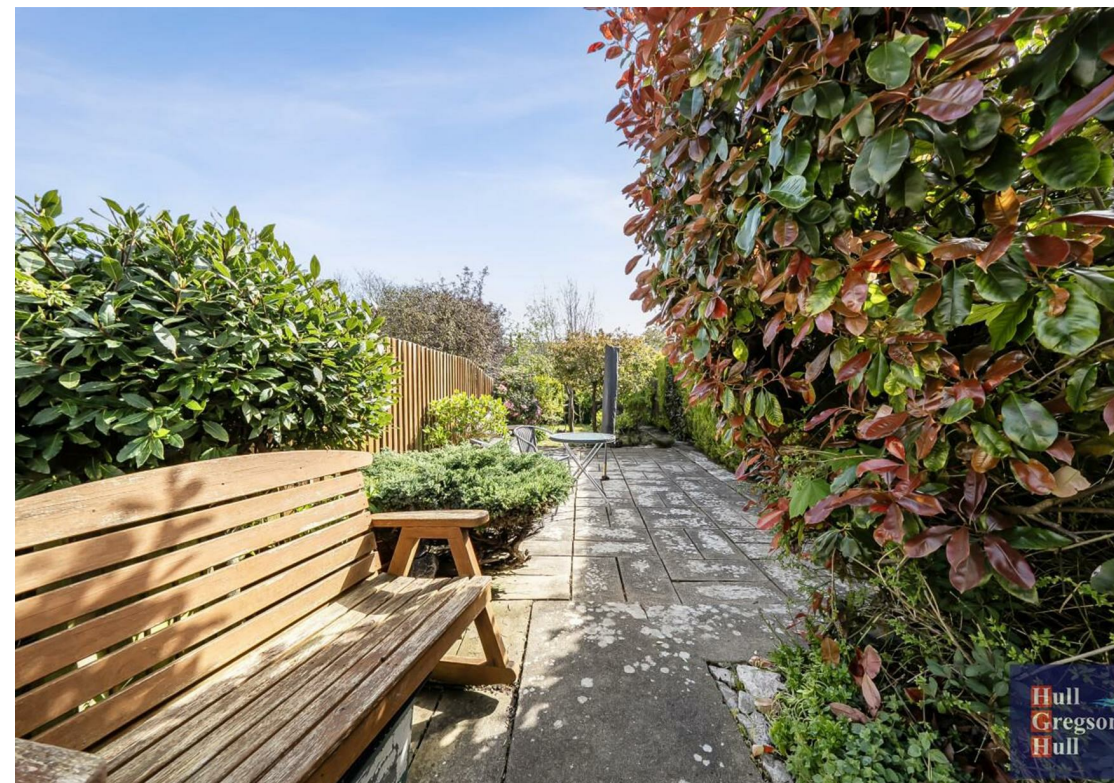
Asking Price
£170,000 Freehold



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- Charming Three-Level House
- Well-arranged Accommodation Across Three Floors
- Welcoming Front-Facing Living Room
- Rear Kitchen Leading into a Conservatory Space
- Conservatory Offers Additional Dining or Relaxation Area
- Characterful Double Bedroom
- Spacious Bathroom with Separate WC
- Flexible Attic Space
- Ideal for First-Time Buyers, Downsizers, or Flexible Living Needs
- Situated in a Convenient Location within Portland

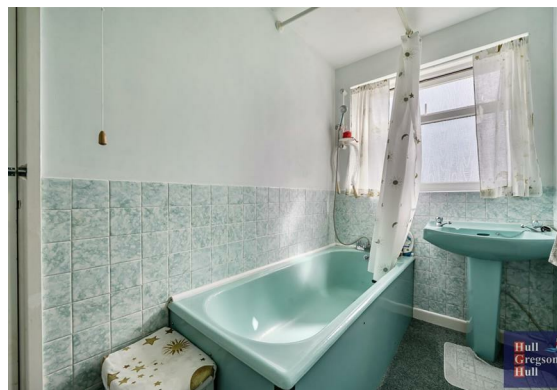




A CHARMING AND VERSATILE THREE-LEVEL HOUSE, offering thoughtfully arranged accommodation with a FRONT LIVING ROOM, REAR KITCHEN WITH CONSERVATORY, DOUBLE BEDROOM, FIRST-FLOOR BATHROOM, and a FLEXIBLE ATTIC SPACE providing additional usable space. Located in a convenient area of PORTLAND, this home offers a practical layout with character and adaptability, ideal for first-time buyers, downsizers or those seeking a home with extra flexibility.



The property is entered at ground floor level into a comfortable and welcoming living room, positioned at the front of the house. This is a



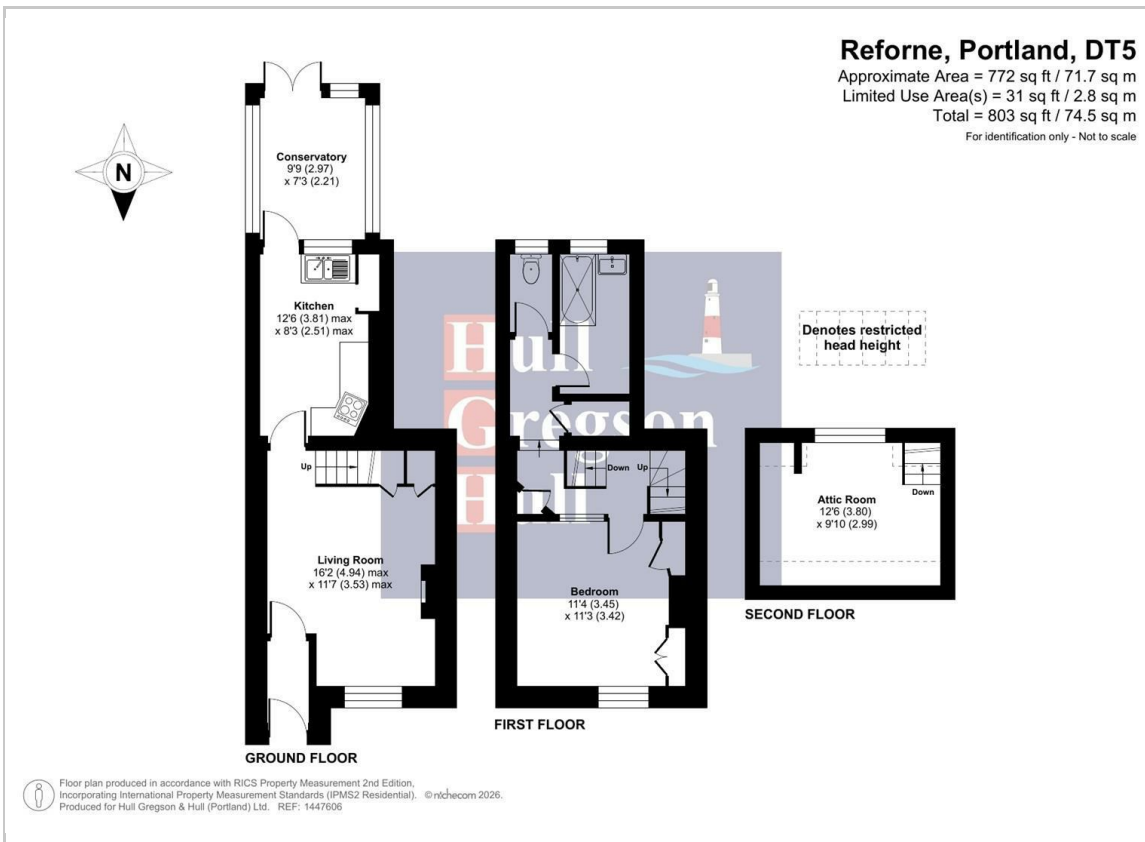
well-proportioned space with room for generous seating, making it an inviting area for day-to-day living and relaxing.

From the living room, stairs rise to the first floor, while a door leads through to the kitchen, located to the rear of the property. The kitchen is arranged in a practical layout with fitted units and worktop space, and offers sufficient room for everyday dining or food preparation. Beyond the kitchen sits a bright conservatory, creating a pleasant additional reception area that can be used as a dining space, reading room or garden room, and enjoying views over and access to the rear.

The first floor offers a spacious double bedroom, comfortably accommodating bedroom furniture and providing a calm retreat from the main living areas below. Also on this level is a bathroom, fitted with the usual sanitary ware and conveniently positioned for everyday use.



A further staircase leads up to the second floor, where a versatile attic room is located. This space offers flexibility and could be used as a home office, occasional bedroom, hobby room or storage area, noting areas of restricted head height typical of a converted loft space.



Living Room
16'2" x 11'6" (4.94 x 3.53)

Kitchen
12'5" x 8'2" (3.81 x 2.51)

Conservatory
9'8" x 7'3" (2.97 x 2.21)

Bedroom
11'3" x 11'2" (3.45 x 3.42)

Attic Room
12'5" x 9'9" (3.80 x 2.99)

Bathroom

WC

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 Construction
 Tenure: Freehold
 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		