



**Shortlands**  
Portland, DT5 2LG



**Asking Price**  
**£200,000 Freehold**





## Shortlands

Portland, DT5 2LG

- End Of Terrace Family Home
- Two Double Bedrooms
- Offered For Sale With No Chain
- Spacious Lounge
- Fitted Kitchen
- Modern Shower Room
- Front & Rear Gardens
- Off Road Parking
- Highly Popular Location
- Close To Schools & Amenities







Offered for sale with NO ONWARD CHAIN is this LIGHT & AIRY TWO BEDROOM end of terrace ideal FAMILY HOME. Situated in the highly popular residential location, close to SCHOOLS AND AMENITIES, the property benefits from a SIZEABLE LIVING ROOM, fitted kitchen and SHOWER ROOM. Further benefitting from FRONT AND REAR GARDENS and OFF ROAD PARKING.



Stepping into this home you are greeted with a spacious porch, ideal for coats and shoes. From the porch an internal door provides access into the light and airy generous sized living room. This large front aspect room enjoys views out to the front garden.



From the living room accessed can be gained to a purpose built storage cupboard. Leading on from the living room to complete the ground floor accommodation is the rear aspect kitchen. The kitchen offers a selection of colour matching eye and base level storage cupboards and space for a selection of free standing domestic appliances. From the kitchen there is a separate storage area, and a door which provides rear access out the garden and parking.

Stairs rise to the first floor where bedrooms one, two and the modern shower room are located. Bedroom one is a large front aspect double bedroom with a built-in wardrobe. Bedroom two is a further double room with built in wardrobe and enjoys a rear aspect. The modern shower room comprises a shower, wash hand basin. There is a separate WC located off the landing.

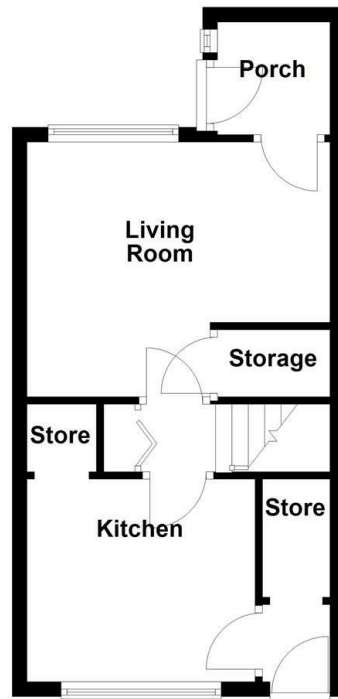
To the front of the property there is a low maintenance space, laid to shingle with a path leading to the front door. The remainder is finished with a selection of mature shrubs and plants.

The rear garden is a deceptively spacious area with a selection of hard standing and shingle. A rear gate from the garden leads to the properties hard standing driveway.

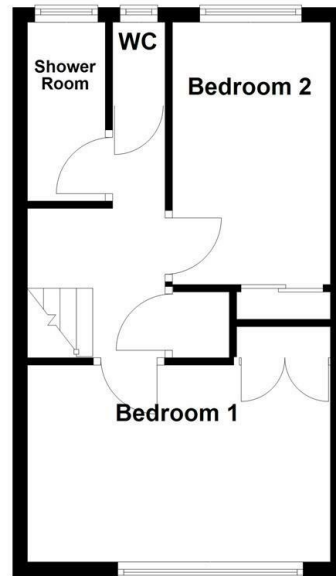
Situated in a highly popular residential location offering easy access to local schools, amenities and well serviced public transport links Portland and Weymouth.



## Ground Floor



## First Floor



## Porch

## Living Room

16'5 max x 11'11 max (5.00m max x 3.63m max)

## Kitchen

13'1 x 9'1 (3.99m x 2.77m)

## Bedroom One

16'4 x 8'10 (4.98m x 2.69m)

## Bedroom Two

11'5 x 7'5 (3.48m x 2.26m)

## 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: End Of 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/](http://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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	