

**Clements Lane**  
Portland, DT5 1AS



**Asking Price**  
**£190,000 Freehold**



## Clements Lane

Portland, DT5 1AS

- One Bedroom Detached House
- Original Portland Stone Property
- Double Glazed Windows
- Bright and Airy Accommodation
- Spacious Living Room
- Modern Fitted Kitchen
- Ideal for First Time Buyers or Investment
- Gas Central Heating
- Cosy Double Bedroom
- Well-Presented Throughout

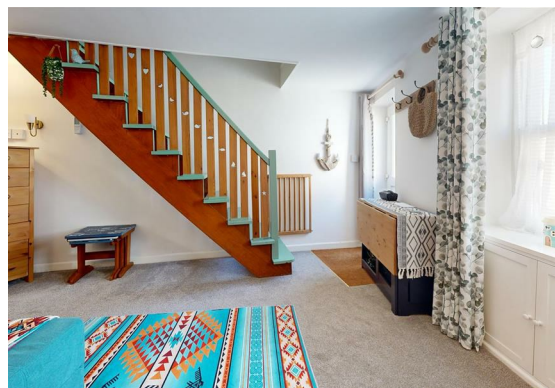




An IMMACULATLY PRESENTED ORIGINAL PORTLAND STONE DETACHED COTTAGE which is a great purchase for either Downsizing/ First Time Buyers/ Investors. CLEMENTS LANE consists of a COSY DOUBLE BEDROOM, a generous sized BRIGHT and AIRY LIVING ROOM, a MODERN FITTED KITCHEN and MODERN FITTED BATH/SHOWER ROOM.



The ground floor comprises the living room and kitchen. The living



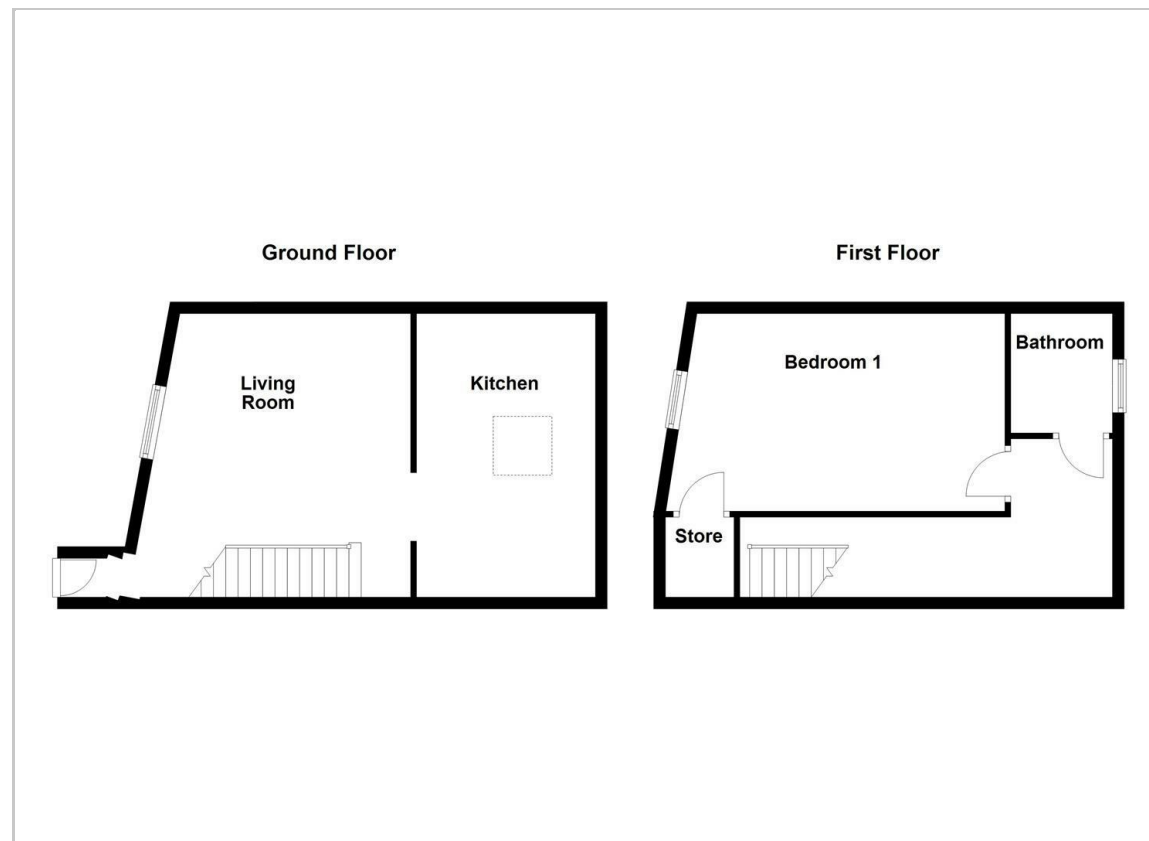
room is well-proportioned space, great for unwinding and relaxing. The room has a staircase ascending to the first floor and access into the kitchen which has been recently modernized with integrated electric oven and hob also with wall mounted and under counter storage through out. The kitchen also has a sky light which provides natural sunlight to come flooding in to the ground floor of the property.

Ascending to the first floor, you find yourself on the landing. The first floor accommodation provides the cosy, bright and airy double bedroom. This room also has the luxury of built in storage to store clothes and shoes. Also on the first floor, you will find the family shower/bathroom which has been recently modernized. From the landing there easy access to a fully boarded loft space adding essential storage.

Situated in the heart of a highly popular location of Portland, offering easy access to local amenities, regular and well service public transport link to Weymouth. The outdoor lifestyle really can be enjoyed with stunning coastal walks close by and the National Sailing Academy located on the Island.

Viewings come highly advised to appreciate the size, space and charm on offer. This beautifully presented detached property appeals to first time buyer and investors.





**Living room**  
15'10 x 11'8 (4.83m x 3.56m)

**Kitchen**  
10'0 x 7'3 (3.05m x 2.21m)

**Bedroom One**  
9'1 x 8'9 (2.77m x 2.67m)

**Bathroom**  
5'2 x 8'9 (1.57m x 2.67m)

#### 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: Detached House

Property construction: Standard

Mains Electricity

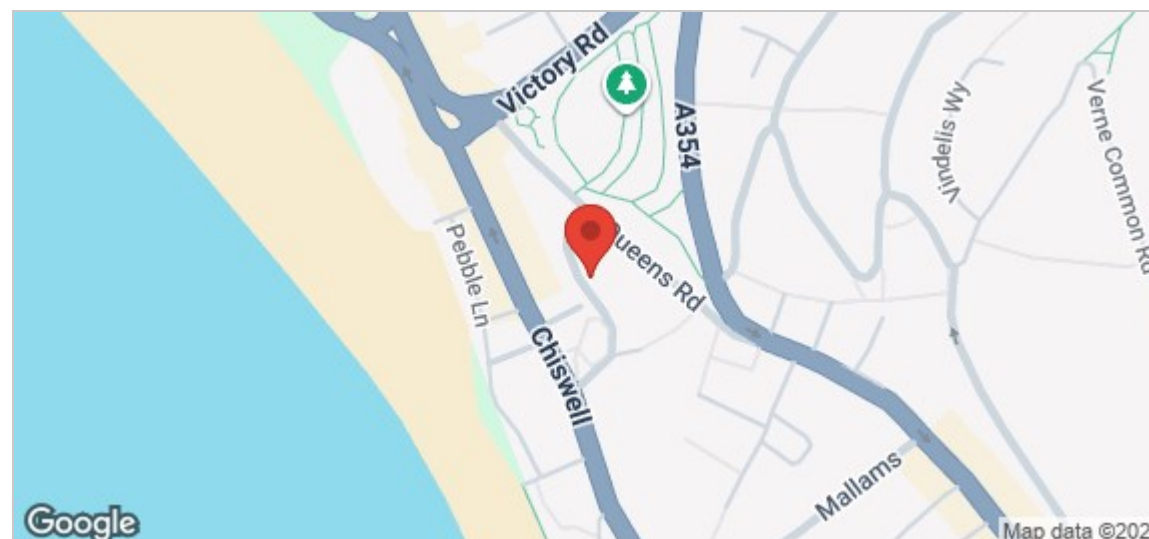
Mains Water & Sewage: Supplied by Wessex Water

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 firm's 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                                 |                         | 92        |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   | 60                      |           |
| (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 |           |