



Wakeham

Portland, DT5 1HW



**Offers In Excess Of
£210,000 Freehold**



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- Charming Mid Terrace Family Home
- Generous Sized Lounge/Diner
- Modern Fitted Kitchen/Breakfast Room
- Two Double Bedrooms
- Downstairs Family Bathroom
- Low Maintenance Rear Garden
- Ideal Investment
- Highly Popular Location
- Close To Amenities
- Viewings Highly Advised





A CHARMING MID TERRACE TWO DOUBLE BEDROOM Portland Stone family home, boasting SPACIOUS LIGHT AND AIRY accommodation throughout. This fantastic home benefits from a LARGE OPEN PLAN LOUNGE/DINER, leading to a MODERN FITTED KITCHEN/BREAKFAST ROOM and downstairs family bathroom. To the rear of the property there is a SUNNY LOW MAINTENANCE and deceptively spacious REAR GARDEN. Situated in the ever popular residential location of WAKEHAM.



Entering the property you are greeted with a entrance lobby, ideal for shoes and coats. From the lobby internal door leads through to the generous sized open plan lounge/diner. This fantastic light and airy space offers ample amounts of space for a selection of lounge furniture and a family sized dining room table and chairs. There is a front aspect window, which allows ample amount of natural light to flood the room. The lounge area further benefits from a Portland Stone feature fire place. Leading on from the lounge/diner, steps rise to the modern fitted kitchen/breakfast room. Comprising a selection of colour matching eye and base level storage cupboards and space for a selection of domestic appliances. A rear door from the kitchen/breakfast room leads out to the low maintenance rear garden. To complete the ground floor accommodation located off the kitchen/breakfast room is the modern fitted family bathroom. Offering a modern fitted white suite with shower cubicle, bath, wash hand basin and WC.

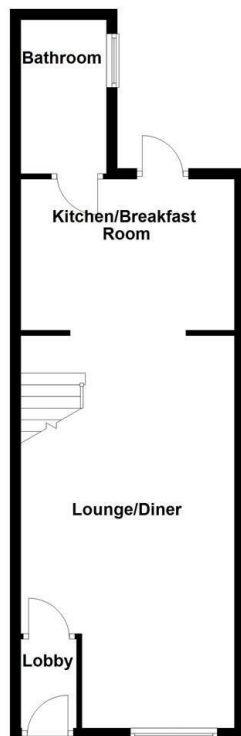


Stairs rise to the first floor where bedrooms one and two are located. Both bedrooms are large double rooms, with bedroom one offering rear aspect and bedroom two front aspect. Bedroom one further offers built in wardrobes. There is a separate WC located off the landing.

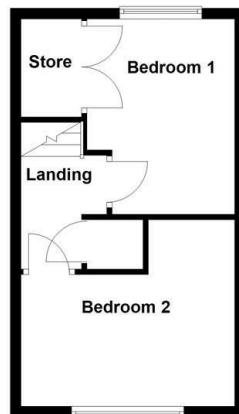
The rear garden is a generous sized low maintenance space, offering a mixture of patio, shingle and decking. The rear garden also offers a purpose built outside storage shed.

Located in the ever popular location of Wakeham, within easy walking distance of Easton Square

Ground Floor



First Floor



Lobby

Lounge/Diner

13'1 x 24' (3.99m x 7.32m)

Kitchen/Breakfast Room

13'1 x 9'3 (3.99m x 2.82m)

Downstairs Family Bathroom

5'3 x 9'5 (1.60m x 2.87m)

Bedroom One

9'11 x 13' (3.02m x 3.96m)

Bedroom Two

12'11 x 11'5 (3.94m x 3.48m)

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		
(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