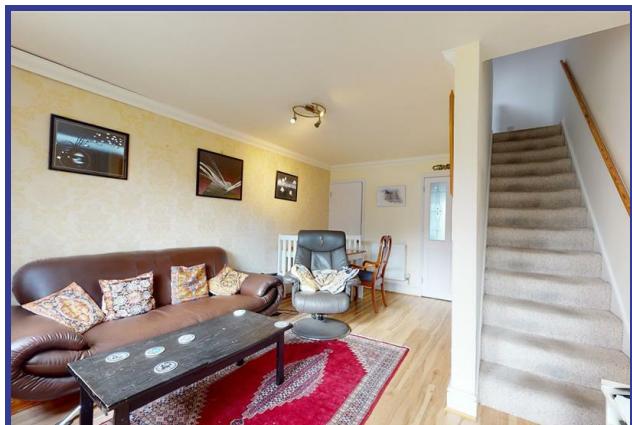




## 44 Rip Croft

Portland, DT5 2EE

£900 PCM



# 44 Rip Croft

**£900 PCM**



**TWO DOUBLE BEDROOM** terraced house with **ALLOCATED PARKING** located just a short stroll from **PICTURESQUE COASTAL WALKS**, local amenities and a bus route

The house has plenty of space throughout. The living space is set in an L shape, allowing plenty of room to segregate the dining space and lounge space. The kitchen comprises wood effect units, white tile surround and wood effect work tops. In addition to this you also have a five ring gas hob and oven, integrated washing machine and space for an upright fridge freezer. The kitchen also has a back door onto the low maintenance garden which is currently having a new fence line fitted. Within the garden is a large purpose built out building providing a dry store space for belongings.

Upstairs comprises of the two double bedrooms, family bathroom and large airing cupboard. The main bedroom is towards the front of the house and benefits from a built in vanity unity and hanging space. The second bedroom is also a generous double and has a open hanging space for clothes.

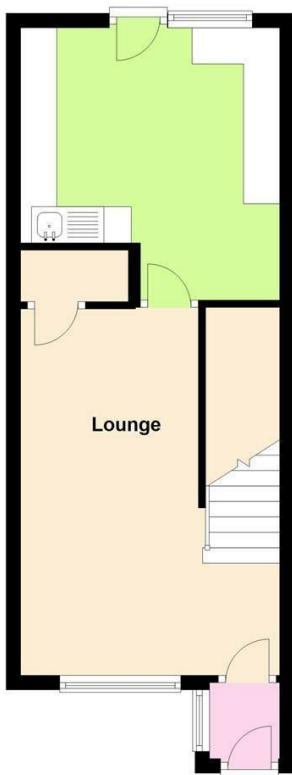
The bathroom has a tile surround with panelled bath, mixer shower, close coupled WC , pedestal wash hand basin and heated towel rail.

Parking is located to the back of the house in a communal car park with one allocated parking space and two visitor spaces.

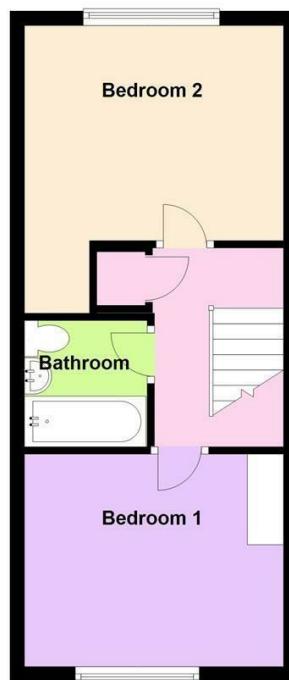


Tel: 01305 822 222

## Ground Floor



## First Floor



Living Room

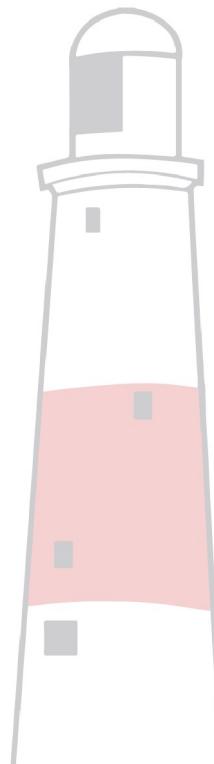
Kitchen

Bedroom One

Bedroom Two

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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		89
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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