



16 Red Crane Walk  
Portland, DT5 2FJ

**Asking Price £280,000 Freehold**



## 16 Red Crane Walk

Portland, DT5 2FJ

A well presented 2 double bedroom mid-terrace house with beautiful front aspect rural views on the Isle of Portland. This is a fantastic First Time Buy opportunity with a modern fitted kitchen/diner, downstairs WC, modern fitted shower room, low maintenance rear garden and carport with parking space in front. This property is being sold with no onward chain with.

### Entrance Hall

Stairs rising to the first floor with storage space underneath

### WC

WC and wash hand basin

### Kitchen

14'1" x 7'2" (4.30 x 2.19)

Front aspect UPVC window, eye and base level cupboards with ample worktop space, 1 and quarter sink with drainer, 4 ring gas hob with oven and grill below and extractor above, integral dishwasher, spaces for freestanding washing machine and fridge/freezer, space for a dining table and chairs.

### Living Room

11'3" x 16'2" (3.43 x 4.94)

UPVC double glazed patio doors giving access to the rear garden and additional rear aspect UPVC double glazed window.

### Bedroom 1

11'10" x 12'8" (3.63 x 3.87)

Double bedroom with front aspect UPVC double glazed window

### Bedroom 2

13'7" x 8'11" (4.16 x 2.73)

Double bedroom with rear aspect UPVC double glazed window

### Bathroom

Modern white bathroom suite comprising of walk-in shower with a glass screen and additional deflector, wash hand basin, WC and rear aspect UPVC double glazed window





### Outside

Enclosed rear garden with patio abutting the rear elevation, and pathway leading to the rear gate. with the remainder laid to loose stone. Beyond the rear gate is an allocated parking space and carport.

### Council Tax

Band B

### Other Information

Construction

Traditional cavity wall construction with rendered elevations under a tiled roof

Broadband (estimated speeds)

Standard - 12 mbps

Superfast - 67 mbps

Ultrafast - 1800 mbps

Flood Risk

Rivers & Seas - Very Low

Surface Water - Very Low

Services

The property is supplied with mains gas, electricity and water, and mains drainage.

### Legal 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 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 & 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.



## Floor Plan



## Viewing

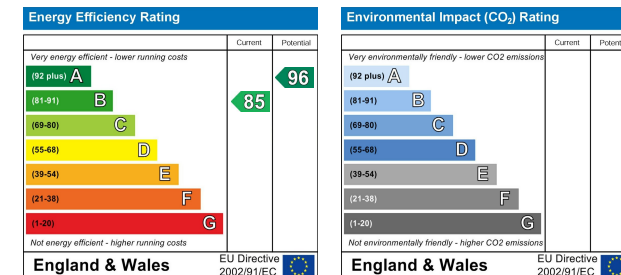
**Please contact our Hull Gregson & Hull Weymouth Office on 01305 776 666 if you wish to arrange a viewing appointment for this property or require further information.**

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## Area Map



## Energy Efficiency Graph



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