



7 Bown Hill
Portland, DT5 2ED

Asking Price £295,000 Freehold



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A well presented and spacious two bedroom, two reception room detached bungalow located in this popular residential cul-de-sac position at Southwell, and close to good local amenities. The property has a modern fitted kitchen and shower room, gas central heating, UPVC double glazed windows, a separate living space/ sun room, a single garage and driveway, front and rear gardens, and is being sold with vacant possession and no forward chain.

ENTRANCE HALL

Storage cupboards, panel radiator, and loft hatch with folding ladder, light and partly boarded.

LIVING ROOM

15'1" x 10'9" (4.60m x 3.30m)

Window to rear, panel radiator, wall light, and gas fire.

DINING ROOM

8'10" x 8'6" (2.70m x 2.60m)

Window to front, panel radiator, and storage cupboard.

KITCHEN

10'9" x 10'5" (3.30m x 3.20m)

Window to side, panel radiator, modern range of base and wall units with solid work tops and matching island unit, built in electric oven, microwave, hob and extractor fan, plumbing for washing machine, space for fridge, additional cupboard housing a 'Worcester' boiler, stainless steel sink with mixer tap, and door to:

SUN ROOM

9'10" x 9'2" (3m x 2.80m)

Doors to both sides and double aspect windows, and tiled flooring.

BEDROOM ONE

12'5" x 10'9" (3.80m x 3.30m)

Window to front, panel radiator, and built in wardrobes.

BEDROOM TWO

11'9" x 8'10" (3.60m x 2.70m)

Window to front, panel radiator, and built in wardrobes.

SHOWER ROOM

Window to side, walk in glazed corner shower cubicle with wall shower, splash boarding, low level WC, wash hand basin with storage below, extractor fan, and chrome heated towel radiator.





OUTSIDE

To the front there is an attractive garden area laid to gravel and mature shrubs with a generous drive leading to a single garage with light and rear door and window. To the rear is an attractive enclosed private garden laid to patio, gravel, flower beds and borders, mature shrubs and trees, further seating and shingle areas, and a summer house.

COUNCIL TAX

Band C

OTHER INFORMATION

Construction

Traditional cavity wall construction with brick elevations under a tiled roof

Broadband (estimated speeds)

Standard 5 mbps

Superfast 80 mbps

Ultrafast 1800 mbps

Any 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 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 & 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.



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

