



## Church Lane , Portland DT5 2EQ

- Three bedroom Terraced family home
  - No forward chain
- Close to local amenities
- Stunning Coastal Walks
- Recently refurbished
  - Quiet location
- Local public transport links

**Offers Over £200,000 Freehold**





### Entrance

Rear access for bins. Entrance via obscured double glazed upvc door leading into

### Hallway

Wall mounted radiator, above head light, access to stairway and access to lounge/diner through solid wood door.

### Lounge

11'11" x 11'8"

Front aspect, double glaze windows, stone fire place, carpeted, wall mounted radiator.

### Dining

10'11" x 12'10"

Original floor boards, rear aspect double glazed windows, wall mounted radiator, understair storage

### Kitchen

9'9" x 8'4"

Stone tiling flooring, base and eye level storage, gas hob overhead extractor, electric oven, wall mounted radiator, wall mounted boiler, stainless steel 1.5 sink. Rear access to rear garden.



### Toilet

4'7" x 2'10"

Stone tiled flooring, obscured eye level double glazed windows, wc

### Bathroom

8'0" x 7'8"

Stone rolled flooring, dual aspect obscured double glazed windows, hand basin unit with low level storage, wall mounted radiator, panelled bath unit, and a step into corner panelled shower unit with a hand held attachment.

### Landing

Loft access via hatch, ceiling lighting, power points, and doors leading into all bedrooms.

### Bedroom One

11'11" x 15'7"

A spacious front-aspect double bedroom featuring a double-glazed window with countryside views. The room includes a decorative feature fireplace with chimney stack, wall-mounted radiator, ceiling lighting, and power points.

### Bedroom Two

9'11" x 11'1"

A rear-aspect double bedroom with a double-glazed window overlooking the garden. Includes a feature fireplace with decorative surround and chimney stack, wall-mounted radiator, ceiling lighting, and power points.

### Bedroom Three

9'9" x 8'3"

A rear-aspect bedroom with a double-glazed window overlooking the garden, wall-mounted radiator, ceiling lighting, and power points.

### Rear Garden

A charming, enclosed garden with Portland stone wall and fencing. Steps down from the kitchen's UPVC door lead to an fake grass area. A patio walkway and gravelled section extend towards the rear, where further lawn space and a wooden gate provide access beyond the garden.



Local Authority  
Council Tax Band **B**  
EPC Rating **D**



Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given for their operation or reliability with the green.  
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