



Weston Road  
Portland, DT5 2BZ



Offers In Excess Of  
£160,000 Freehold

Hull  
Gregson  
Hull

# Weston Road

Portland, DT5 2BZ

- Mid Terrace Character Property
- Accommodation Arranged Over Three Floors
- Three Double Bedrooms
- Far Reaching Sea Views
- Front Aspect Living Room
- Light & Airy Dining Room
- Generous Sized Rear Garden
- Requiring Modernisation Throughout
- Offered For Sale With No Onward Chain
- Highly Popular Location





Entering the property you are greeted by an entrance hallway where doors lead to principal rooms on the ground floor. Situated to the front aspect of the property is the spacious living room, perfect for cosy evenings. The ideal family home further offers a separate dining room, with feature wood burner and understairs storage. From the dining room access can be gained to the fitted kitchen and sun room. French doors from the dining room lead out to the sun room and then further French doors provide access out to the mature vast rear garden. The fitted kitchen offers a wide selection of colour matching eye and base level storage cupboards and a selection of domestic appliances. To complete the ground floor accommodation is the family bathroom. The bathroom is fitted with a modern white suite, with bath and shower over, wash hand basin and WC.

Stairs rise to the first floor where bedrooms one and two are located. Both bedrooms are light and airy double rooms, benefitting from built in storage. Bedroom one is of rear aspect and enjoys far reaching sea views.

Stairs rise once again to the second floor where bedroom three, which is yet a further double room is located.

The rear garden is a generous sized mature space, offering a wide selection of mature plants, shrubs and lawn area,. To the bottom of the garden there is a space for a garden shed, with mature trees behind.

Situated in a highly popular residential location, offering easy access to local amenities and regular well service public transport links.



Offered for sale with NO ONWARD CHAIN is this charming MID TERRACE PERIOD COTTAGE. Boasting accommodation arranged over THREE FLOORS. The property offers THREE DOUBLE BEDROOMS, front aspect LOUNGE, separate DINING ROOM, fitted kitchen, downstairs FAMILY BATHROOM. There is the added benefit of a SPACIOUS MATURE REAR GARDEN and far reaching SEA VIEWS. Requiring modernisation throughout, viewings COME HIGHLY ADVISED.



**Living Room**  
10'4 max x 10'2 max (3.15m max x 3.10m max)

**Dining Room**  
13' x 9'2 (3.96m x 2.79m)

**Sun Room**  
7'6 x 6'2 (2.29m x 1.88m)

**Kitchen**  
12' x 6'5 (3.66m x 1.96m)

**Ground Floor Bathroom**

**Bedroom One**  
13'1 x 9'6 (3.99m x 2.90m)

**Bedroom Two**  
13'1 max x 10'2 max (3.99m max x 3.10m max)

**Bedroom Three**  
13'2 x 10'4 (4.01m x 3.15m)

#### 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  
Tenure: Freehold

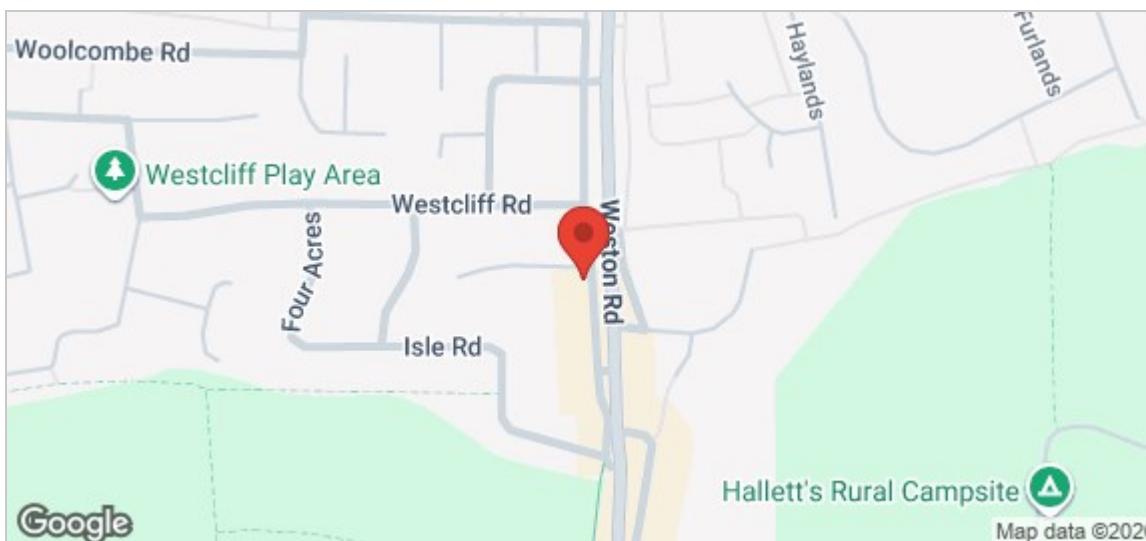
Mains Water & Sewage: Supplied by Wessex Water  
Heating Type: Gas Central Heating

Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker.  
[checker.ofcom.org.uk/](http://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.



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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A	82	
(81-91)	B		
(69-80)	C		
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		EU Directive 2002/91/EC	
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