



**Court Barton**  
Portland, DT5 2HJ

3 1 1 D

**Asking Price**  
**£250,000 Freehold**

**Hull**  
**Gregson**  
**Hull**

**Hull**  
**Gregson**  
**Hull**  
01305 822222  
hull@hull.co.uk  
**FOR SALE**



## Court Barton

Portland, DT5 2HJ

- End Of Terrace Family Home
- Spacious Open Plan Lounge/Diner
- Modern Fitted Kitchen
- Conservatory Over Looking Garden
- Family Shower Room
- Off Road Parking
- Garage In A Block
- Low Maintenance Rear Garden
- No Onward Chain
- Highly Popular Residential Location







IDEAL FAMILY HOME, situated in a ever popular residential location being OFFERED FOR SALE WITH NO ONWARD CHAIN. This THREE BEDROOM end of terraced property benefits from a SPACIOUS OPEN PLAN LOUNGE/DINER, a modern FITTED KITCHEN, conservatory over looking the LOW MAINTENANCE REAR GARDEN and family bathroom. To the front there is OFF ROAD PARKING and further benefit of a SINGLE GARAGE located in a block.

Entering the property you are greeted by a welcoming entrance



hallway, where a internal door opens into the spacious open plan lounge/diner. This excellent sized room benefits from a large front aspect window allowing ample amounts of natural light to flood the room. To the rear of this large open plan space French doors lead out to the rear aspect conservatory, which enjoys views out to the rear low maintenance garden. The modern fitted kitchen comprises a ranges of colouring matching eye and base level storage cupboards and space for a selection of integral domestic appliances. From the kitchen a further doors provides access out to the conservatory. French doors from the conservatory lead out to the rear garden.

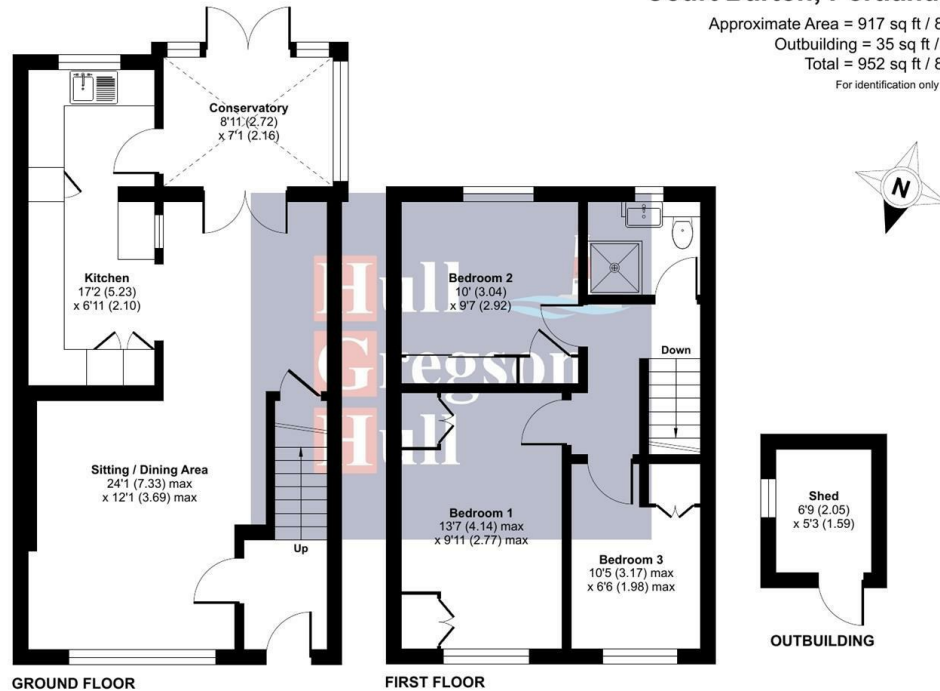
Stairs rise to the first floor where bedrooms one, two, three and the modern fitted shower room are located. Bedroom one is a large front aspect double bedroom with fitted wardrobes. Bedroom two being a further double room with fitted wardrobes, offering rear aspect views. Bedroom three is an ideal guest room or a home office area. The modern fitted shower room offer corner shower cubicle, wash hand basin and WC,



Outside to the front of the property there is a hard standing driveway providing off road parking for two vehicles. The property further has the benefit of a single garage, located in the block to the front of the property. The rear garden offers a private enclosed low maintenance space, along with a purpose built brick shed.

## Court Barton, Portland, DT5

Approximate Area = 917 sq ft / 85.1 sq m  
Outbuilding = 35 sq ft / 3.2 sq m  
Total = 952 sq ft / 88.3 sq m  
For identification only - Not to scale



Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hull Gregson & Hull (Portland) Ltd. REF: 1244037

### Lounge/Diner

24'1 max x 12'1 max (7.34m max x 3.68m max)

### Kitchen

17'2 x 6'11 (5.23m x 2.11m)

### Conservatory

8'11 x 7'1 (2.72m x 2.16m)

### Bedroom One

13'7 x 9'11 (4.14m x 3.02m)

### Bedroom Two

10' x 9'7 (3.05m x 2.92m)

### Bedroom Three

10'5 x 6'6 (3.18m x 1.98m)

### Family Shower Room

### Garage In Block

### Additional information

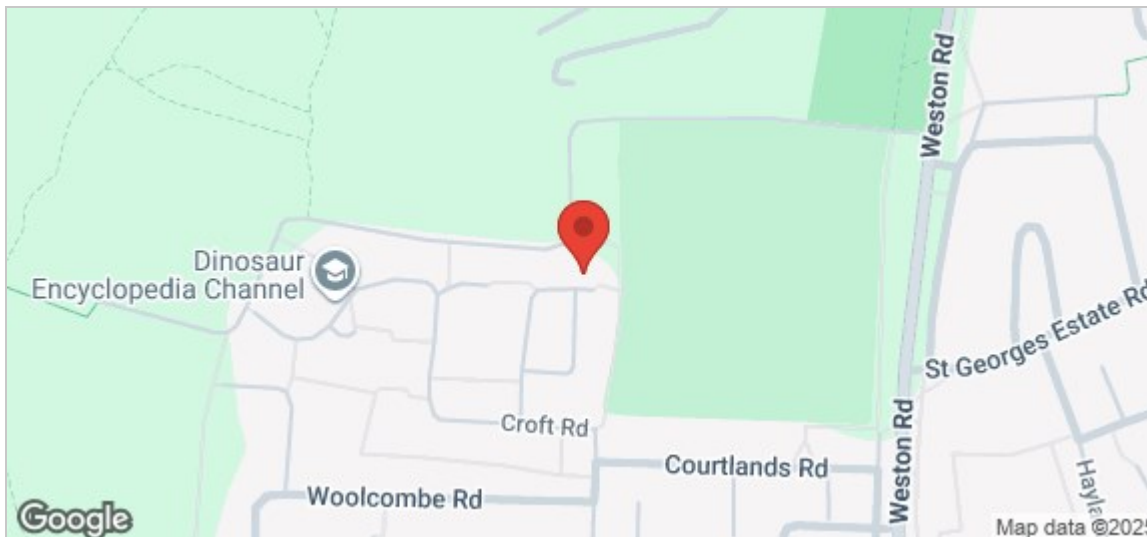
The following details have been provided by the vendor, as required by Trading Standards. These details should be checked by your legal representative for accuracy.

Property type: End Of Terrace  
Property construction: Standard  
Mains Electricity  
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/

### 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.



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
62	79
England & Wales	EU Directive 2002/91/EC

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

12 Easton Street, Portland, Dorset, DT5 1BT

Tel: 01305 822 222 Email: office@hgh.co.uk www.hgh.co.uk