



**Hull
Gregson
Hull**
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hgh.co.uk
FOR SALE

Park Estate Road
Portland, DT5 2BE



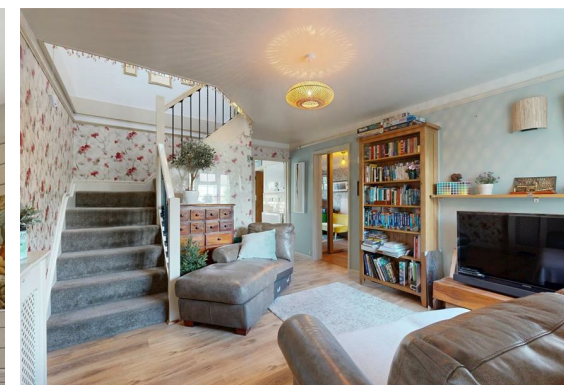
Asking Price
£280,000 Freehold



Park Estate Road

Portland, DT5 2BE

- Offered For Sale With No Chain
- End Of Terrace Chalet Style
- Front Aspect Lounge
- Modern Fitted Kitchen
- Two/Three Double Bedrooms
- Ground Floor Family Bathroom
- Private Low Maintenance Garden
- Off Road Parking
- Walking Distance To Easton Square
- Viewings Highly Advised





Offered for sale with NO ONWARD CHAIN is this beautifully presented END OF TERRACE CHALET STYLE family home. This DECEPTIVELY SPACIOUS light and airy property boasts a TWO/THREE BEDROOMS, front aspect lounge, LARGE MODERN FITTED KITCHEN and ground floor FAMILY BATHROOM. Outside there is a private LOW MAINTENANCE rear garden with a block paved DRIVEWAY to the front. Situated within easy walking distance of EASTON SQUARE and local amenities.

Upon entering the property at ground level, you are greeted by a welcoming entrance lobby that provides access



to a charming and characterful lounge —perfectly suited for both relaxation and entertaining. To the righthand side of the lounge area, you have the well proportioned study that can also be used as a bedroom. The study provides fitted, sliding door wardrobes with front aspect onto the driveway.

Leading onto the kitchen, you have a modern fitted, cream kitchen with integrated appliances. You are provided with an integrated, eye level oven, an integrated electric hob and plenty of countertop space. The kitchen is a light and airy space which overlooks the garden and bathes the interior in natural light—an ideal retreat for morning coffee or evening relaxation.

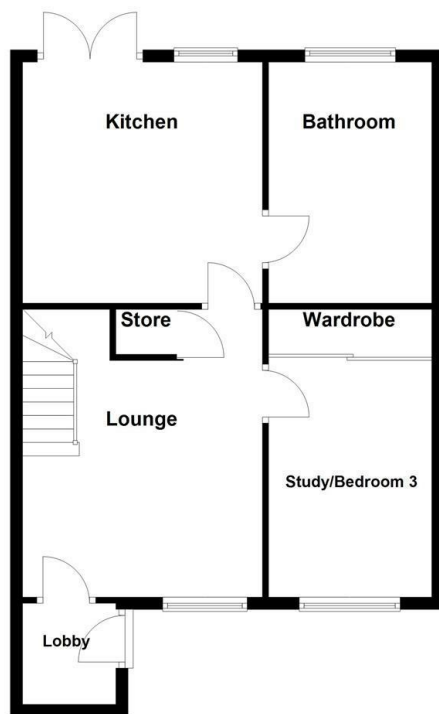
To complete the downstairs accommodation, you are provided with a modern fitted, naturally lit, spacious bathroom. The bathroom provides a walk in shower, Japanese soaking bath tub, a WC, a bidet and a freestanding wash basin.

Stairs rise to the first floor where bedrooms one and two are located. The well proportioned rooms are flooded with natural light from the Velux windows, with views into the rear garden.

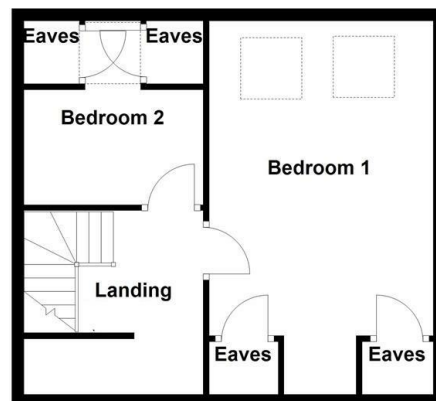
Outside, the property benefits from a south facing, rear garden just off of the kitchen. As you step out of the French doors, there is a patio that provides the perfect spot for outdoor dining or a morning coffee, overlooking the rest of the lawn.



Ground Floor



First Floor



Lobby

Lounge

11'7 x 15'5 (3.53m x 4.70m)

Study/Bedroom Three

8'9 x 15'7 (2.67m x 4.75m)

Kitchen

12'1 x 12'11 (3.68m x 3.94m)

Family Bathroom

10'2 x 15' (3.10m x 4.57m)

Bedroom One

10'2 x 16'10 (3.10m x 5.13m)

Bedroom Two

8'7 x 7'1 (2.62m x 2.16m)

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 Chalet Style

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		
	Current	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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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