Grosvenor Road

Portland, DT5 2BQ

3 3 1

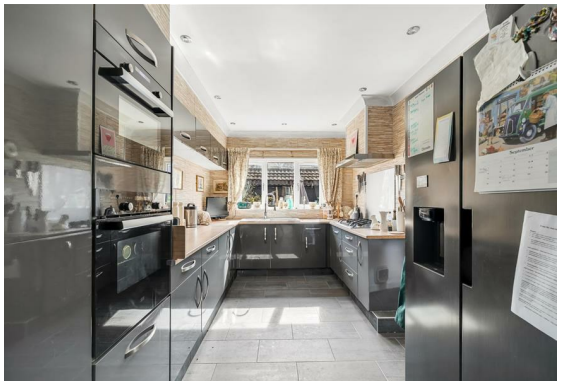
Asking Price
£260,000 Freehold

Hull
Gregson
Hull

Grosvenor Road

Portland, DT5 2BQ

- Three Double Bedroom Period Home
- Over 1,290 sq ft of Accommodation
- Spacious Lounge/Dining Room Measuring Over 25ft
- Generous Kitchen/Breakfast room
- Ground Floor Cloakroom/WC
- Family bathroom Plus En-suite Facilities
- Arranged over Three Floors
- Versatile Accommodation Ideal for Families
- Rear Garden Perfect for Relaxing and Entertaining
- Convenient Location Close to Amenities, Schools and Transport Links



This DECEPTIVELY SPACIOUS THREE DOUBLE BEDROOM PERIOD HOME offers over 1,290 SQ FT OF WELL-APPOINTED ACCOMMODATION arranged across three floors. Boasting a GENEROUS LOUNGE/DINING ROOM, SUBSTANTIAL KITCHEN/BREAKFAST ROOM, GROUND FLOOR CLOAKROOM, FAMILY BATHROOM AND EN-SUITE FACILITIES, the property combines character, flexibility and practicality in equal measure. Situated in a POPULAR RESIDENTIAL LOCATION close to local amenities, schools and transport links, this impressive home is ideally suited to growing families, professional couples and those seeking versatile living space.

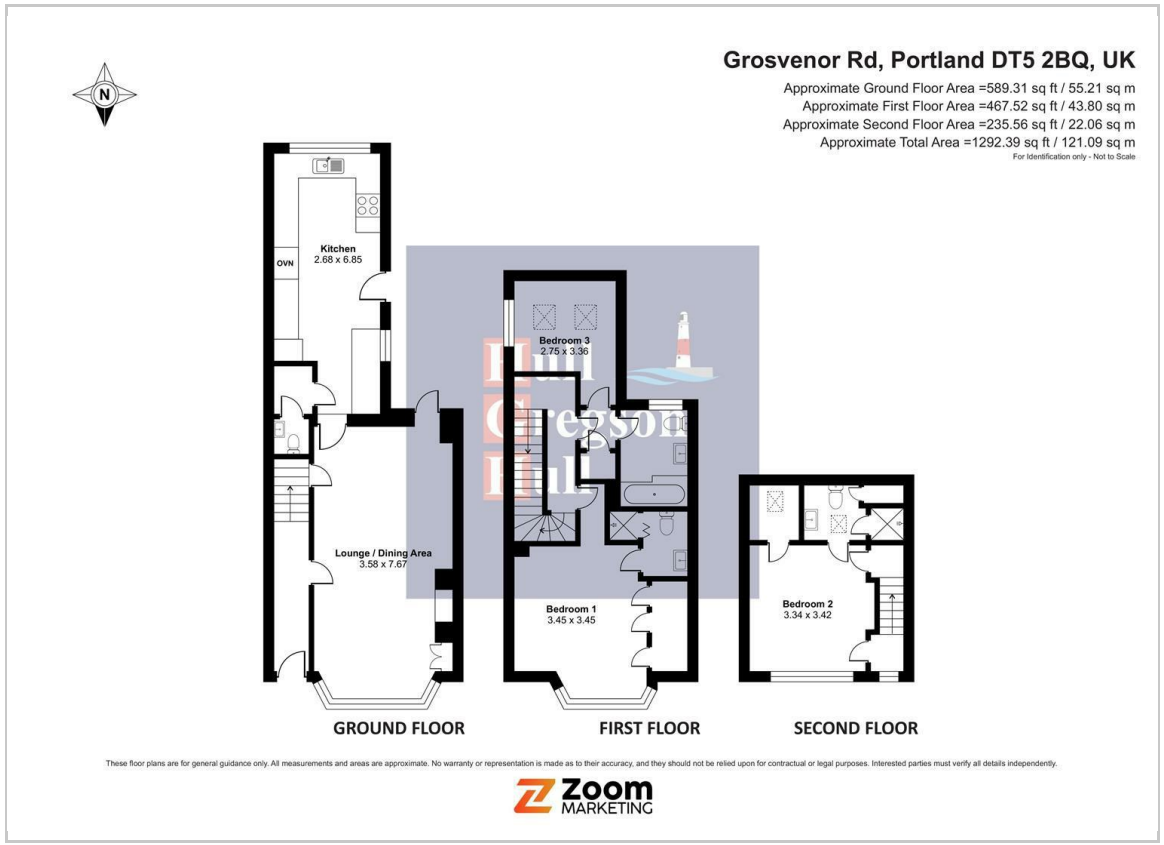
Stepping through the front door, you are welcomed into a spacious entrance hall, with a handy ground floor cloakroom/WC ideal for visiting guests.

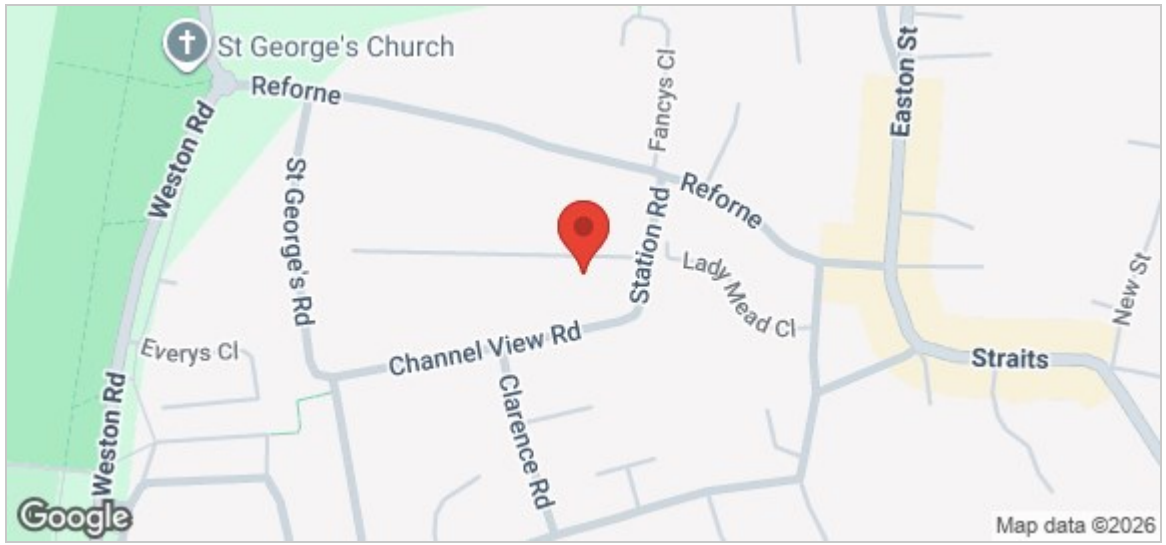
The heart of the home is undoubtedly the impressive open-plan lounge/dining room, offering over 25ft of versatile living and entertaining space. A feature bay window to the front allows natural light to pour in, while the generous proportions provide ample room for both comfortable seating and a sizeable dining table.

To the rear, the property boasts a substantial kitchen/breakfast room. Fitted with a range of units and extensive worktop space, the kitchen offers plenty of room for day-to-day family life, with direct access to the rear garden, making it ideal for summer dining and entertaining.

Rising to the first floor, the landing leads to two well-proportioned double bedrooms. The principal bedroom enjoys a bright front aspect with fitted wardrobes, whilst the third bedroom offers flexibility as a guest room, nursery or home office. A family bathroom serves this floor and comprises a bath with shower over, wash hand basin and WC.

Continuing to the second floor, a further spacious double bedroom occupies the entire level, creating a fantastic principal suite, teenager's retreat or guest accommodation. This floor also benefits from additional storage and en-suite facilities, enhancing the flexibility of the accommodation.





Lounge / Dinning Area
11'8" x 25'1" (3.58 x 7.67)

Kitchen
8'9" x 22'5" (2.68 x 6.85)

Bedroom One
11'3" x 11'3" (3.45 x 3.45)

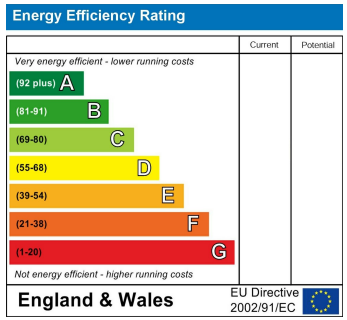
Bedroom Two
10'11" x 11'2" (3.34 x 3.42)

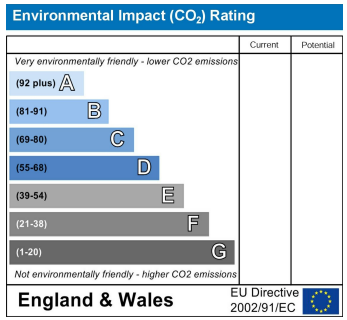
Bedroom Three
9'0" x 11'0" (2.75 x 3.36)

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
Tenure: Freehold
Mains Electricity
Mains Water & Sewage: Supplied by Wessex Water
Heating Type: Gas
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. In some instance, virtual staging and virtual enhancements are used. Intending purchasers should not rely on any photos or descriptions 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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