



**Grosvenor Road**  
Portland, DT5 2BH

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**Offers In Excess Of  
£200,000 Freehold**

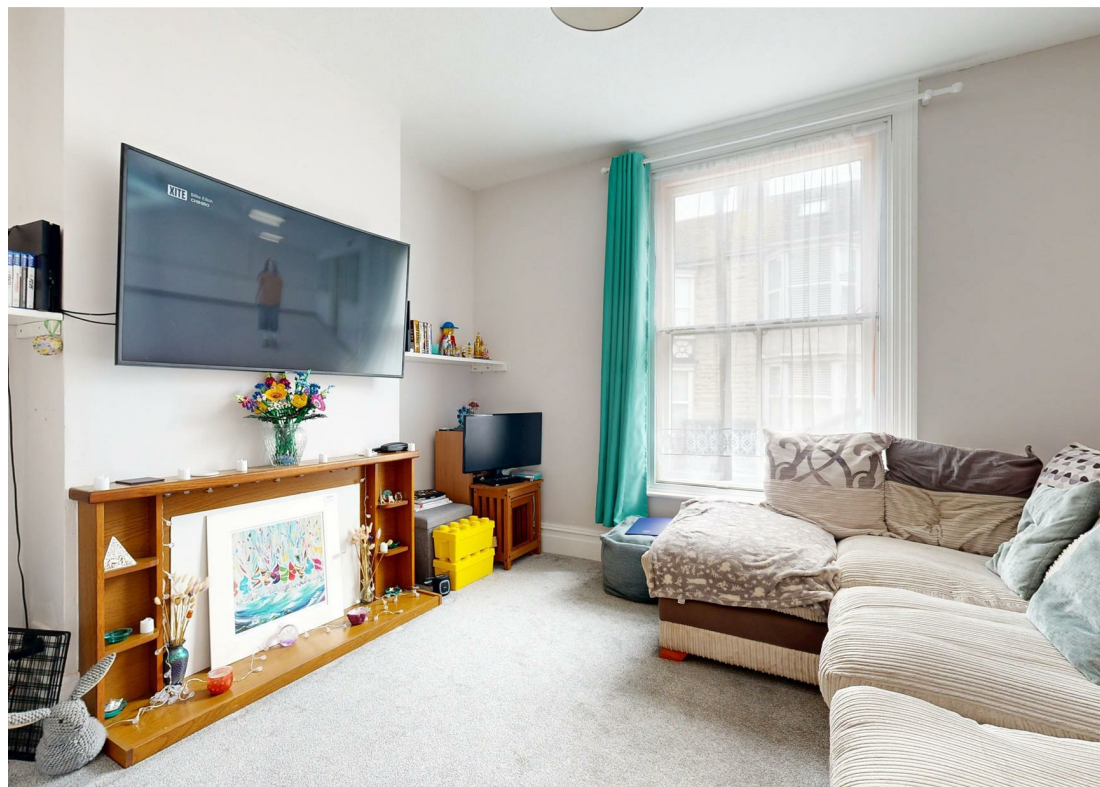
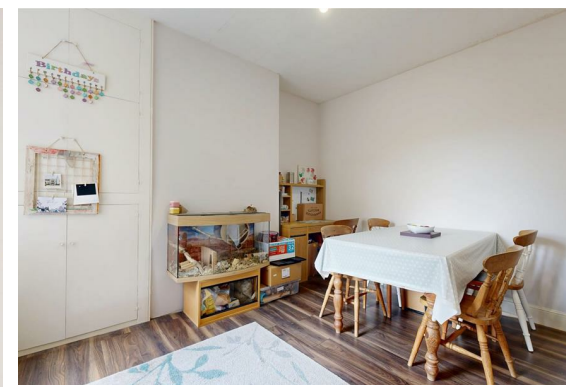
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# Grosvenor Road

Portland, DT5 2BH

- Three Bedroom Mid Terraced House
- Two Reception Rooms
- Modern Ground Floor Bathroom
- First Floor WC
- Low Maintenance Rear Garden
- Recently Updated Boiler + Electrics
- Moments from Easton Square
- High Ceilings Throughout
- Short Stroll to Coastal Walks
- Rear Access







A WELL-PROPORTIONED, THREE-BEDROOM house on Grosvenor Road, featuring, two reception rooms, MODERN BATHROOM and a PRIVATE GARDEN. The property offers flexible living with SEPARATE LOUNGE and DINING ROOM, a ground floor bathroom, and is located just a short walk from EASTON SQUARE, local schools, and transport links. A FANTASTIC opportunity for families, first-time buyers, or investors.



As you step through the front door, the entrance hallway provides a welcome entrance to the property and the perfect space to store shoes and hang coats. The hallway leads into a bright lounge at the front of the house.



It's a well-sized room with a large window that lets in plenty of natural light—ideal for relaxing or setting up a TV area.

Moving through to the rear, you pass by the dining room, which serves as a central hub between the front reception and the kitchen. There's ample space here for a dining table, but it could also be adapted into a second sitting room, study, or play area depending on your needs.

Continuing towards the back of the house, you reach the kitchen. It's a functional layout with enough space for all standard appliances and units. Just beyond the kitchen, you'll find the main bathroom, which includes a bath with overhead shower, a WC, and a wash basin. It's conveniently placed and easy to access from the main living areas.

Heading upstairs to the first floor, you arrive on a landing that connects to the bedrooms. At the front of the house is Bedroom one, a spacious double with room for wardrobes and other furniture. Just behind it is Bedroom two, another double room that overlooks the rear garden—perfect for children, guests, or as a secondary main room. Bedroom three is a well-proportioned, light and airy room with ample space. There's also a separate toilet on this floor.





**Living Room**  
11'10" x 11'3" (3.63m x 3.43m)

**Dining Room**  
12'0" x 10'0" (3.66m x 3.05m)

**Kitchen**  
12'7" x 8'5" (3.86m x 2.59m)

**Bedroom One**  
15'5" x 11'3" (4.72m x 3.43m)

**Bedroom Two**  
12'0" x 10'2" (3.68m x 3.10m)

**Bedroom Three**  
8'11" x 8'7" (2.72m x 2.62m)

**Bathroom**  
9'10" x 6'6" (3 x 2.)

#### Additional information

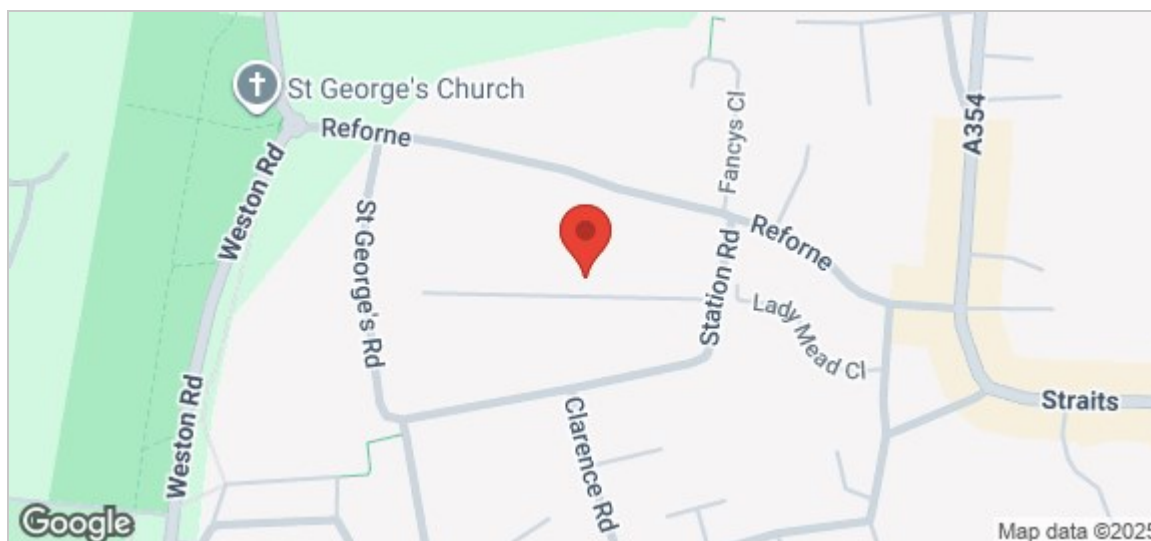
The following details have been provided by the vendor, as required by Trading Standards. These details should be checked by your legal representative for accuracy.

Property type: Terrace  
Property construction: Standard  
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. 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 | EU Directive 2002/91/EC |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |                         |
|-----------------------------------------------------------------|-------------------------|-------------------------|
|                                                                 | Current                 | 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 | EU Directive 2002/91/EC |