



Hull
Gregson
Hull
01305 822222
hgh.co.uk
FOR SALE

Pound Piece
Portland, DT5 2EX

 3  1  2  C

**Offers In Excess Of
£230,000 Freehold**



Hull
Gregson
Hull

Pound Piece

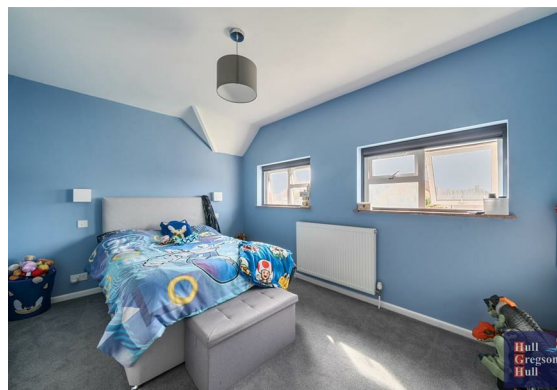
Portland, DT5 2EX

- Sizeable Three Bedroom Mid Terraced Home
- Driveway for Two Cars
- Good Size Low Maintenance Garden with Outbuildings
- Bright, Open Plan Kitchen Diner
- Two Large Double Bedrooms with Built in Storage
- One Single Bedroom with Built in Storage
- Log Burner to Living Room
- Well Presented Throughout
- Modern Bathroom
- Sunny Aspect Rear Garden





Set in a **POPULAR RESIDENTIAL LOCATION**, this **WELL-PROPORTIONED THREE-BEDROOM MID-TERRACED HOME** offers spacious accommodation across two floors and boasts the added benefit of a **DRIVEWAY FOR TWO CARS**. The property is further enhanced by **TWO USEFUL OUTBUILDINGS**, ideal for storage, hobbies, or workshop space. With a layout that lends itself to **VERSATILE LIVING**, it's perfectly suited to couples, families, or buyers seeking additional room for **HOME WORKING**.



The ground floor features a welcoming living room positioned at the front of the home, offering a cosy and versatile space for relaxing or entertaining. The room is beautifully presented with soft, neutral décor and a plush carpet underfoot, creating a warm and inviting atmosphere. Twin front-facing windows allow plenty of natural light to stream in throughout the day, enhancing the bright and airy feel. A charming log burner sits neatly in the corner, adding a warm and inviting focal point to the room.

To the rear sits a generous kitchen/dining room spanning the full width of the property, complete with direct access to the garden through double doors. This sociable space provides plenty of room for family dining, gatherings, and day-to-day living, with a separate side entrance adding useful convenience.

Upstairs, the home presents three bedrooms arranged around a central landing. The main bedroom sits at the front of the property and benefits from a spacious feel. A second double bedroom overlooks the rear garden, while the third bedroom also at the front serves well as a nursery, or home office. A well-placed bathroom completes the first floor.

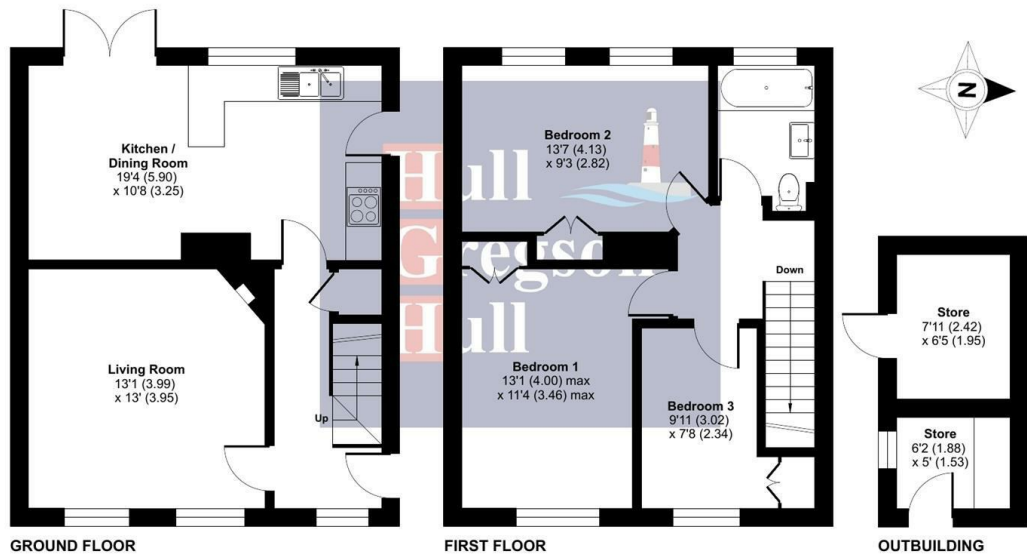


Outside, the property enjoys the added advantage of two separate outbuildings, perfect for storage, tools, bikes, or workshop use - an increasingly rare bonus.

Offering a balanced mix of generous living space, good bedroom proportions, and valuable external storage, this is a home that lends itself well to family life, first-time buyers, or those seeking a solid, well-laid-out property in a desirable Portland setting.

Pound Piece, Portland, DT5

Approximate Area = 938 sq ft / 87.1 sq m
 Outbuildings = 80 sq ft / 7.4 sq m
 Total = 1018 sq ft / 94.5 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2026. Produced for Hull Gregson & Hull (Portland) Ltd. REF: 1417190

Living Room
 13'1" x 12'11" (3.99 x 3.95)

Open Plan Kitchen Diner
 19'4" x 10'7" (5.90 x 3.25)

Bedroom One
 13'1" x 11'4" (4 x 3.46)

Bedroom Two
 13'6" x 9'3" (4.13 x 2.82)

Bedroom Three
 9'10" x 7'8" (3.02 x 2.34)

Additional information

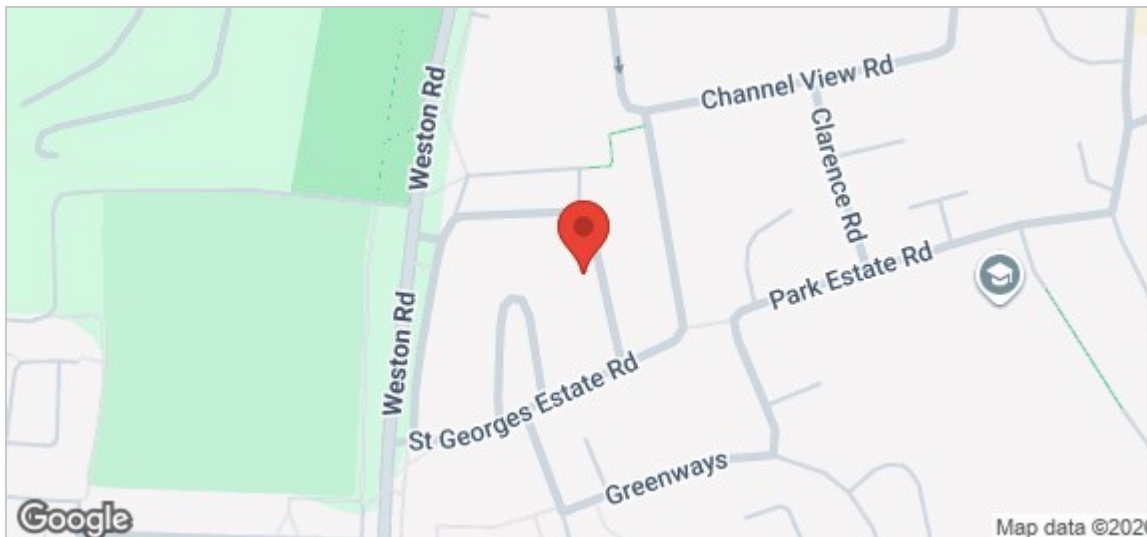
The following details have been provided by the vendor, as required by Trading Standards. These details should be checked by your legal representative for accuracy.

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. 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 | |