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Gregson  
Hull.  
01305 822222  
high.co.uk  
**FOR SALE**

**St. Georges Estate Road**  
Portland, DT5 2AX

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**Guide Price**  
**£230,000 Freehold**

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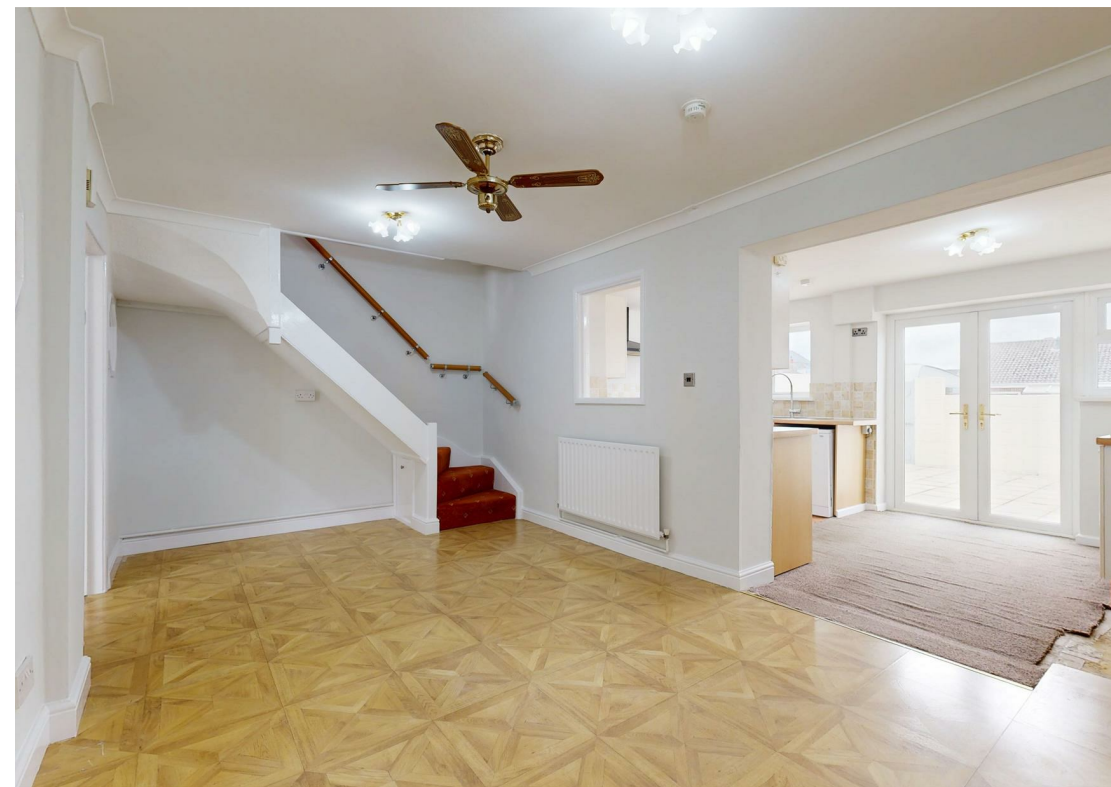




# St. Georges Estate Road

Portland, DT5 2AX

- Ideal Family Home
- Three Bedrooms, Two Reception Rooms
- Open-Style Kitchen/ Dining Room with French Doors onto Garden
- Arranged over Three Storeys
- Sizeable Bathroom with Bath & Shower
- Low-Maintenance Front Garden & Front Porch
- Private Rear Garden laid to Patio with Rear Access
- Garage in Block Nearby
- In Need of Some Cosmetic Modernisation
- Close to Local Amenities







This HOUSE with THREE BEDROOMS and TWO RECEPTION ROOMS, located on St Georges Estate Road, CLOSE TO LOCAL AMENITIES, is presented for sale with NO ONWARD CHAIN. The property is arranged over three storeys, boasts a LOW-MAINTENANCE FRONT and REAR GARDEN as well as a nearby GARAGE in BLOCK. The property is in need of some cosmetic modernisation, but it would make an ideal family home.



Stepping over the threshold, you find yourself in the property's entrance porch: the perfect space for storing shoes and hanging coats. The porch leads into the front-aspect living room.



The room is well-proportioned and light and airy with its large front-aspect window. The room provides ample space for furnishings and provides an ideal space for relaxing.

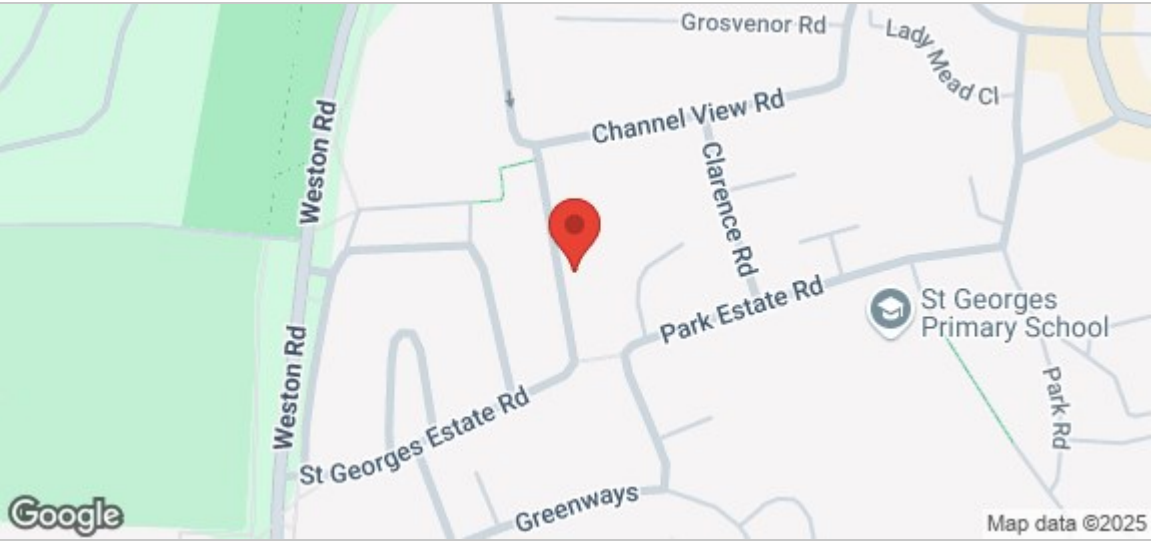
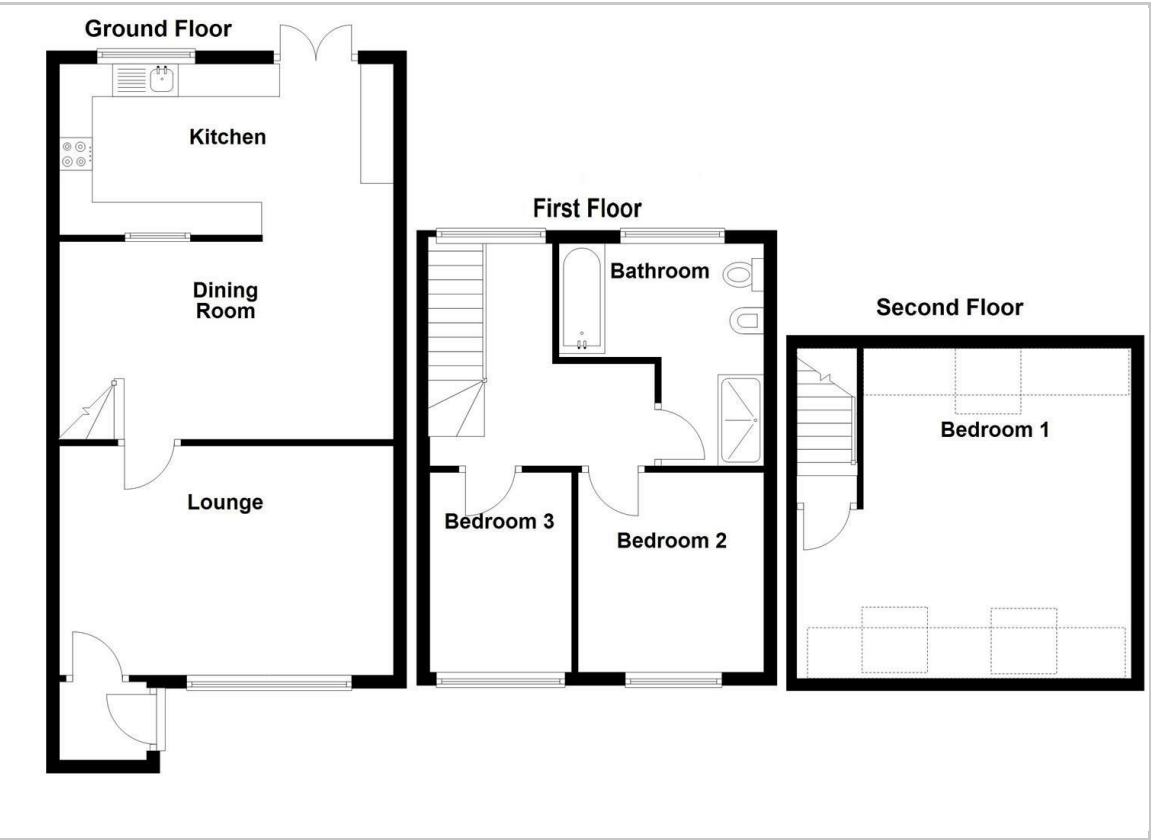
Beyond the living room, you find yourself in the property's dining room. The room presents ample space and hosts stairs ascending to the first floor with storage space under. The space has an open-style and leads into the property's kitchen. The kitchen comprises white traditional-style units with wood-effect worktops over and some freestanding appliances. The room also hosts french doors opening onto the private rear garden spilling rays of sunshine into the space.

Ascending to the first floor, you find yourself in the landing. The first floor provides two bedrooms and the family bathroom. Each bedroom is well-proportioned and hosts a front-aspect window creating a light and airy room. The family bathroom is generously sized and comprises: a corner panelled bath tub; enclosed double shower unit; wash-hand basin; bidet and WC.



The second floor boasts the property's main bedroom: a sizeable space with a dual aspect and eaves storage. The room provides ample space for a double bed and furnishings.

Externally, the property benefits from a low-maintenance style garden laid to patio with rear access and a nearby garage in a block. Viewings are highly advised to fully appreciate the property on offer.



**Living Room**  
10'11" x 16'11" (3.34 x 5.16)

**Dinning Room**  
9'6" x 16'11" (2.92 x 5.16)

**Kitchen**  
9'0" x 15'8" (2.75 x 4.78)

**Bedroom Two**  
10'10" x 9'9" (3.32 x 2.98)

**Bedroom Three**  
10'10" x 6'9" (3.32 x 2.06)

**Bathroom**  
11'5" max x 9'10" (3.5 max x 3)

**Bedroom One**  
12'1" x 16'11" (3.7 x 5.16)

**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 House

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/](http://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

employ this firms the property.

