Alm Place

Portland, DT5 2LT

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Asking Price
£310,000 Freehold

Hull Gregson Hull

Alm Place

Portland, DT5 2LT

- Beautifully Presented Modern Home
- Arranged Over Three Floors
- Three Double Bedrooms
- Open Plan Lounge
- Modern Fitted Kitchen
- Family Bathroom & En-suite
- Allocated Parking
- Private Low Maintenance Garden
- No Onward Chain
- Modern Popular Development

A BEAUTIFULLY PRESENTED MODERN END OF TERRACE FAMILY HOME, arranged over three floors and ideally positioned within this highly popular modern development. Offered for sale with NO ONWARD CHAIN, the property provides spacious and versatile accommodation comprising THREE BEDROOMS, large LOUNGE, modern KITCHEN, family bathroom & en-suite, together with allocated parking and a private low-maintenance garden.

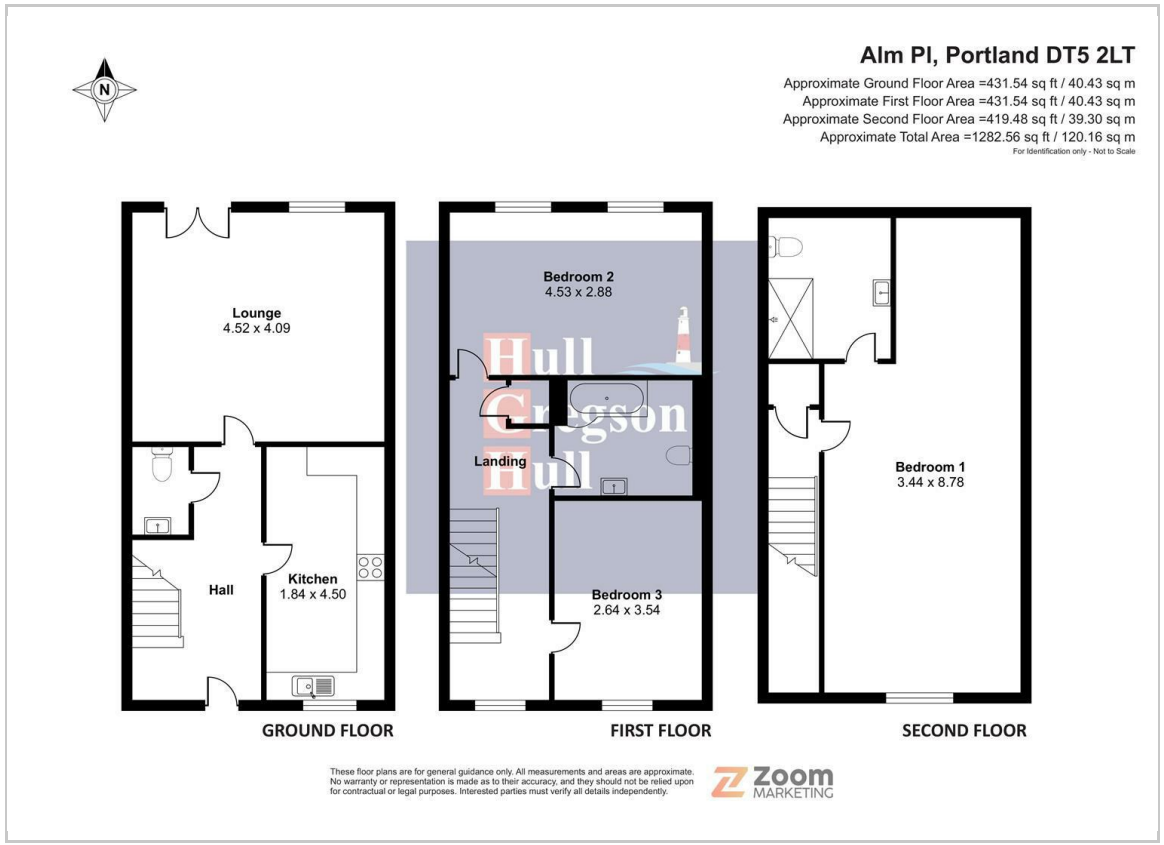
The property is welcomed via an entrance hall, providing access to the ground-floor accommodation and stairs rising to the upper floors. The ground floor features a generous lounge, creating an excellent space for relaxing and entertaining, together with a modern fitted kitchen offering a practical and well-appointed heart to the home. A convenient ground-floor cloakroom completes this level.

The first floor provides two well-proportioned bedrooms, together with a family bathroom and landing area. Rising to the second floor, the property benefits from a particularly impressive principal bedroom, measuring approximately 8.78m in length, with the added advantage of an en-suite shower room.

Externally, the property benefits from allocated parking to the front, providing convenient off-road parking. To the side and rear is a private, low-maintenance garden, offering an ideal space for outdoor seating and entertaining. A rear gate provides access onto a communal garden, adding further outdoor space and convenience.

Situated within a highly sought-after new-build development, the property is conveniently located close to a range of local amenities and everyday facilities, while Portland's stunning coastline and popular coastal walks are also within easy reach.

Arranged over approximately 1,282 sq ft, this impressive home offers an excellent balance of living and bedroom space and would make an ideal choice for modern family living.



Kitchen
6'0" x 14'9" (1.84 x 4.50)

Lounge
14'9" x 13'5" (4.52 x 4.09)

Bedroom Two
14'10" x 9'5" (4.53 x 2.88)

Bedroom Three
8'7" x 11'7" (2.64 x 3.54)

Family Bathroom

Bedroom One
11'3" x 28'9" (3.44 x 8.78)

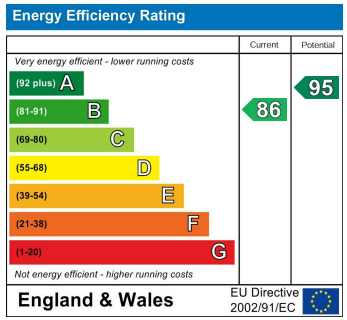
En-suite

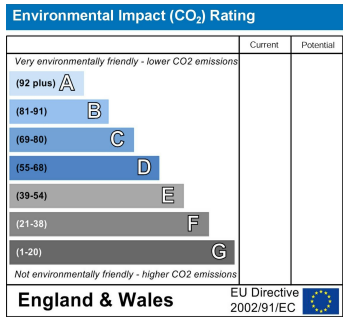
Additional information
The following details have been provided by the vendor, as required by Trading Standards. These details should be checked by your legal representative for accuracy.

Property type: End Of Terrace
Property construction: Standard
Tenure: Freehold
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/

Management Fee
The vendor had advised us that they pay an annual management fee of £340. This cost covers the maintenance of all communal areas.

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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