

Grosvenor Road

Portland, DT5 2BH

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Offers In Excess Of
£205,000 Freehold

Hull Gregson Hull

Grosvenor Road

Portland, DT5 2BH

- Victorian Mid Terraced House, with Some Original Features
- Three Well Proportioned Bedrooms
- Offered with No Onward Chain
- Downstairs Family Bathroom with Separate WC
- Wall Enclosed Rear Courtyard Garden with Outbuilding and Rear Access
- Sizeable Loft with Potential to Extend (STPP)
- Two Reception Rooms
- Recently Installed UPVC Windows
- Recently Updated Boiler and Electrics
- Short Stroll to Easton Square, Primary School and Bus Route

















** OFFERED FOR SALE WITH NO CHAIN **

Discover this DECEPTIVELY SPACIOUS THREE BEDROOM home on Grosvenor Road, offering OVER 1,100 SQ FT, a MODERN KITCHEN & BATHROOM, two generous reception rooms and a PRIVATE COURTYARD GARDEN WITH LARGE OUTBUILDING. Beautifully presented throughout and boasting THREE WELL-SIZED BEDROOMS, this property provides flexible living in a convenient Portland location - an ideal choice for families, first-time buyers or investors seeking a home with excellent space and potential.



Stepping through the front door you are greeted by a spacious entrance hall, with high ceilings and period features. The hall leads into the cosy lounge, a welcoming space with a large front-facing window allowing natural light to fill the room, soft neutral décor, a modern carpet and ample space for a large sofa arrangement.

Flowing through to the central dining room, this well-proportioned area provides the perfect setting for family meals or entertaining, connecting seamlessly with the kitchen to create an easy and practical layout. The kitchen sits at the rear of the property and has been tastefully updated with light wood cabinetry, modern grey tiled splashbacks, generous worktop space, room for appliances and dual rear-facing windows that brighten the room beautifully; a rear door also provides direct access to the courtyard garden.



From the kitchen an inner lobby leads to the modern bathroom, fitted with contemporary stone-effect tiling, a full-size bath with overhead shower, a pedestal basin and WC, making this a clean, calm and functional space.





Lounge
12 x 11'3 (3.66m x 3.43m)

Dining Room
12'3 x 8'8 (12'3 x 10 max into alcove) (3.73m x 2.64m (3.73m x 3.05m max into alcove))

Kitchen
12'8 x 8'7 (3.86m x 2.62m)

Bedroom One
15'7 x 11'3 (4.75m x 3.43m)

Bedroom Two
12 x 10 (3.66m x 3.05m)

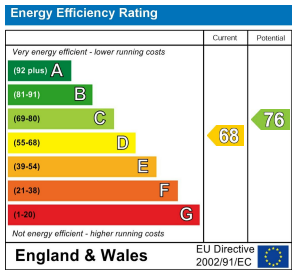
Bedroom Three
9'1 x 8'7 (2.77m x 2.62m)

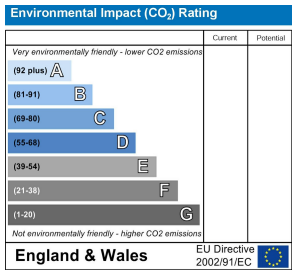
Outbuilding
9'4 x 6'6 (2.84m x 1.98m)

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.





12 Easton Street, Portland, Dorset, DT5 1BT
Tel: 01305 822 222 Email: office@hgh.co.uk www.hgh.co.uk