

## New Street

Portland, DT5 1HQ

2 1 3 D

**Asking Price**
**£200,000 Freehold**

Hull Gregson Hull

# New Street

Portland, DT5 1HQ

- Two Bedroom Mid Terraced House
- Garage to Rear with Electric Door, and Sun Room Attached.
- Two Shower Rooms, One to Ground Floor
- In Need of Modernisation Throughout
- Well Proportioned Kitchen Leading to Utility Room
- Low Maintenance Courtyard Garden
- Two Double Bedrooms
- Three Reception Areas
- No Onward Chain
- Short Stroll to Easton Square, and the amenities Easton has to offer.
















Believed to date back to circa 1864, this CHARMING PERIOD HOME OFFERS FLEXIBLE & WELL-PROPORTIONED ACCOMMODATION. FULL of CHARACTER and adaptable living space, the property benefits from the OPTION of GROUND FLOOR bedroom, a bright SUNROOM, enclosed courtyard garden and a larger-than-average GARAGE with electric door, making it an appealing choice for a variety of purchasers.



Entering the property, you are welcomed by a central hallway which provides access to the principal ground floor accommodation, while stairs rise to the first floor.

Positioned to the left of the hallway is a well-proportioned lounge enjoying a pleasant front aspect through a large window, allowing plenty of natural light to fill the space.



Currently arranged as a ground floor bedroom by the owner, the room demonstrates the flexibility of the accommodation and could continue to serve as a bedroom for those seeking single-level living. Equally, with its built-in shelving, feature fireplace recess and generous proportions, it would make an excellent lounge, snug or home office, adapting easily to a purchaser's individual needs.

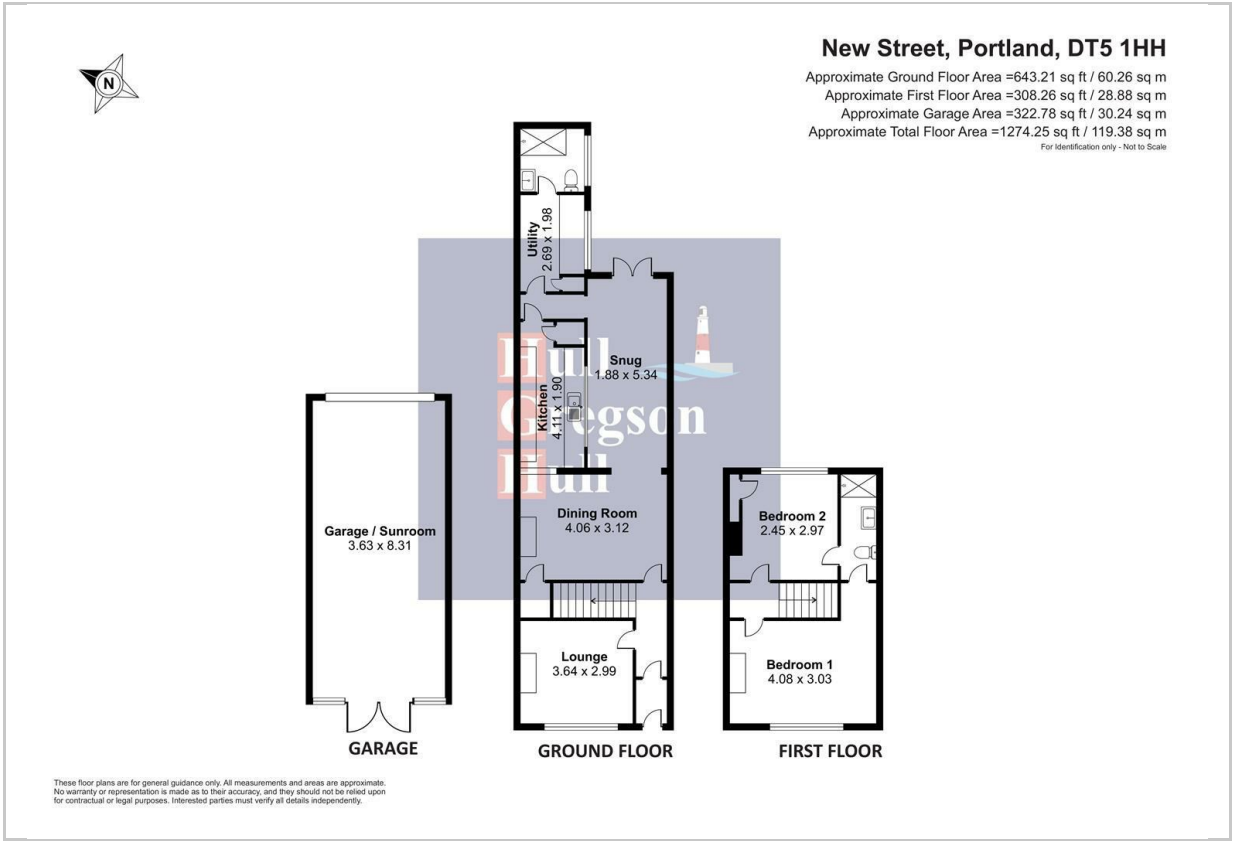
Beyond this room, the accommodation opens into an additional reception room, creating a sociable living environment. Offering ample space for a family dining table and additional furniture, this room forms the heart of the home and is perfectly suited to both everyday dining and entertaining guests.
Its central position provides a natural flow between the living accommodation and kitchen, while the adjoining snug to the rear enhances the sense of space and flexibility, making it a wonderful area for gatherings with family and friends, or a quiet spot to read or work.

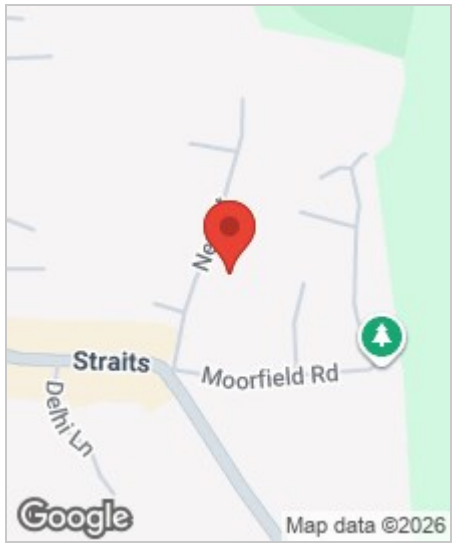
Adjacent to the dining room is the kitchen, fitted with a range of wall and base units providing ample storage and worktop space. The kitchen leads through to a useful utility room, which in turn gives access to a ground floor shower room.

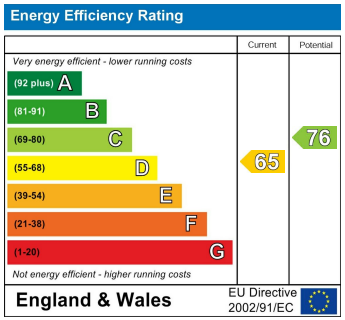


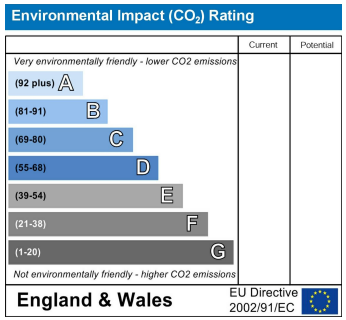
The first floor comprises two bedrooms and a family bathroom. Bedroom One is a well-proportioned double bedroom, whilst Bedroom Two offers comfortable accommodation for a guest room, nursery or home office. The bedrooms are served by a Jack and Jill, family shower room.

A particular feature of the property is the sunroom, positioned to the rear of the garage and offering an additional versatile reception space that enjoys a pleasant outlook towards the courtyard garden. Flooded with natural light, this area provides the perfect spot to relax with a morning coffee, enjoy a hobby space or create a peaceful reading room away from the main accommodation. The sunroom opens directly into a larger-than-average garage, providing excellent storage and workshop potential. Benefiting from an electric up-and-over door, the garage offers secure parking if required, while still leaving ample room for bicycles, tools and general household storage, making it a highly practical addition to the home.




**Lounge**
11'9" x .9'6" (3.6 x .2.9)

**Dinning Room**
13'1" x 10'2" (4 x 3.12)

**Snug**
5'10" x 17'4" (1.8 x 5.3)

**Kitchen**
13'5" x 6'2" (4.11 x 1.90)

**Utility**
8'10" x 6'5" (2.7 x 1.98)

**Bedroom One**
13'4" x 9'10" (4.08 x 3)

**Bedroom Two**
8'0" x 9'8" (2.45 x 2.97)

**Garage / Sunroom**
11'10" x 27'3" (3.63 x 8.31)

## 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. 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.

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