



Augusta Road
Portland, DT5 1DE

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**Offers In Excess Of
£200,000 Freehold**

Hull 
Gregson
Hull

Augusta Road

Portland, DT5 1DE

- Three Bedroom Mid Terraced House
- Low Maintenance Rear Garden
- Upstairs Shower Room
- Modern Kitchen with Some Integrated Appliances
- Open Plan Lounge Diner
- Sun Room
- Ground Floor WC
- Bright Living Space
- Short Stroll to Easton Square
- Short Stroll to Coastal Walks





This WELL-PROPORTIONED THREE BEDROOM family home, set in a CONVENIENT LOCATION on Augusta Road, is offered for sale. Boasting SPACIOUS LIVING ACCOMMODATION with a LIGHT AND AIRY OPEN PLAN living/dining area, this property also benefits from a MODERN KITCHEN with CONSERVATORY and a PRACTICAL GROUND FLOOR WC. The first floor offers a GENEROUS MAIN BEDROOM along with TWO FURTHER BEDROOMS and a FAMILY BATHROOM, making it an IDEAL HOME for a growing family.

The front door opens into a practical porch which flows into the entrance



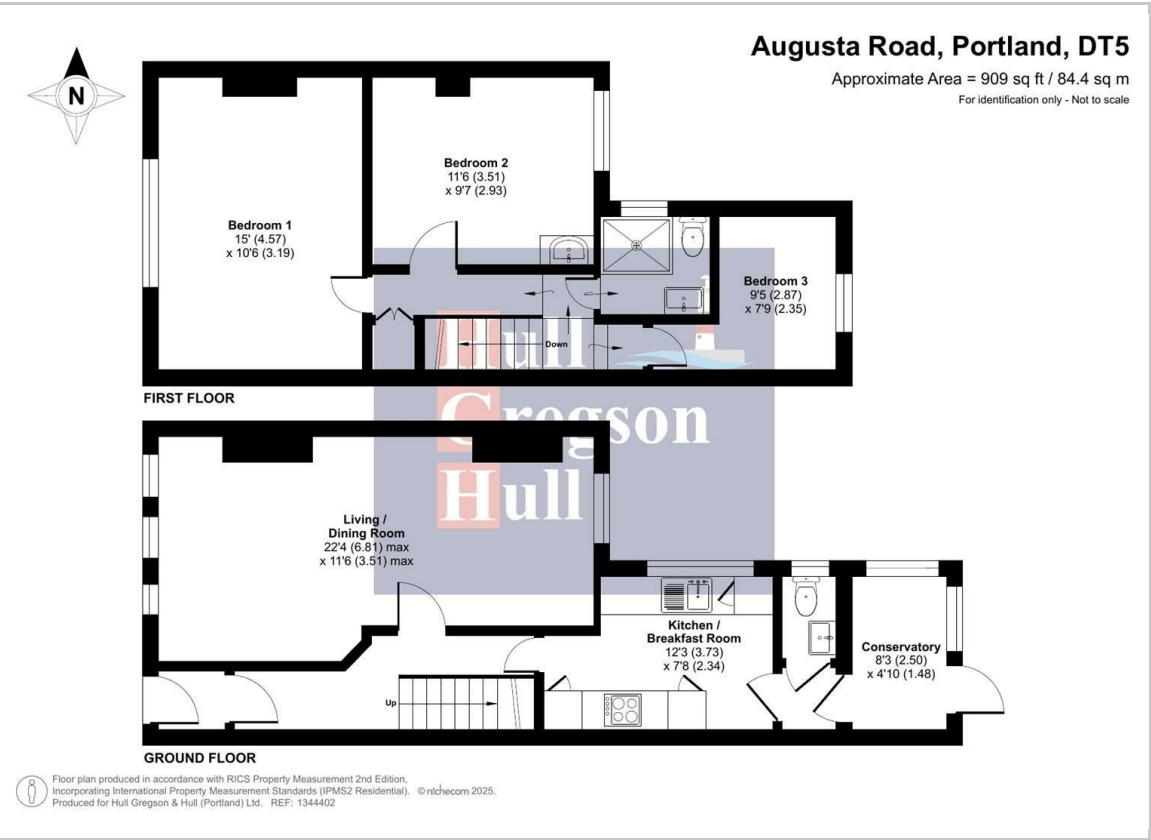
hall housing stairs to the first floor. Leading on through, to the left is a spacious, dual aspect living/dining room, a bright and inviting space with plenty of room for both relaxation and entertaining.

The layout flows through to the kitchen/breakfast room, with modern cream gloss cabinetry, chrome hardware and integrated appliances such as eye level oven, microwave, inset electric hob and space for washing machine. At the rear of the property, a conservatory offers a flexible area that could serve as a sunroom, utility space, or home office, while a convenient ground floor WC adds to the practicality of the layout.

Upstairs, the property offers three bedrooms. The main bedroom is a generous size with ample space for a double bed and ample furniture. Overlooking the rear, the second bedroom is also a good-sized double, and the third bedroom makes an ideal child's room, study, or guest room. A well-appointed family bathroom completes the accommodation. In addition the loft room is accessed via a loft ladder of which is fully boarded and has a Velux window. Subject to planning the room could be converted.

The property enjoys an enclosed rear garden, which is mostly hard standing with an area of artificial grass and enclosed with a brick wall and trellis.





Living/Dining Room
22'4 max x 11'6 max (6.81m max x 3.51m max)

Kitchen/Breakfast Room
12'3 x 7'8 (3.73m x 2.34m)

Conservatory
8'3 x 4'10 (2.51m x 1.47m)

Bedroom One
15' x 10'6 (4.57m x 3.20m)

Bedroom Two
11'6 x 9'7 (3.51m x 2.92m)

Bedroom Three
9'5 x 7'9 (2.87m x 2.36m)

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
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.gov.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	