

Victoria Place
Portland, DT5 2AA

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**Offers In Excess Of
£180,000 Freehold**

Hull
Gregson
Hull

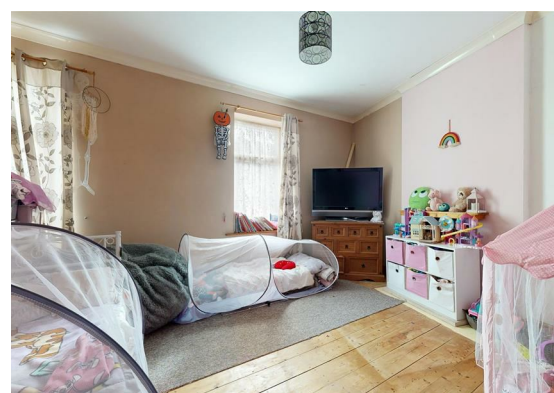


Victoria Place

Portland, DT5 2AA

- Buy-To-Let Investment Opportunity
- Tenants in Situ
- Yield ~ 6%
- End-Terrace Property
- Two Bedrooms
- Spacious Living Space
- Well-Presented Accommodation
- Moments From Easton Square
- Close To Local Transport Links
- EPC ~ D





INVESTMENT OPPORTUNITY

Tucked away just off Easton Street, this TWO BEDROOM END-TERRACED HOUSE provides a FANTASTIC INVESTMENT OPPORTUNITY with TENANTS-IN-SITU. The property is set just a short walk from Easton Square and the amenities it has to offer as well as providing an OPEN-PLAN LOUNGE-DINER, SPACIOUS MAIN BEDROOM and some character features. This property currently provides a yield of 6%.

Stepping through the front door you enter into the generous lounge

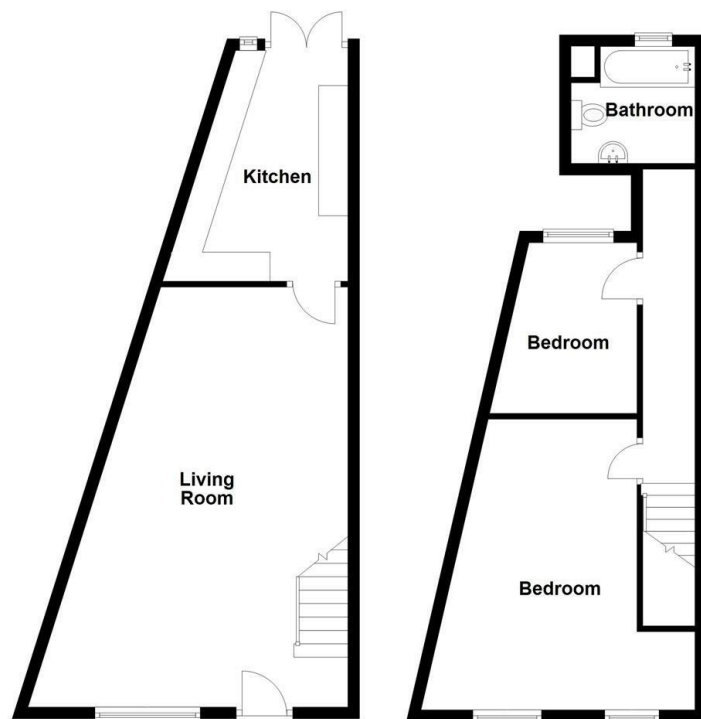


diner, with feature fireplace, high ceilings and ample room for furniture.

The ground floor is completed by a fitted kitchen. The kitchen comprises ample floor and wall wood-effect units with worktop over as well as space for appliances. The kitchen provides access to the low-maintenance rear courtyard garden via a set of French doors.

To the first floor are two double bedrooms, the main bedroom to the front is a fantastic size and benefits from two front aspect windows. The family bathroom is located to the back of the house and comprises panel enclosed bath with shower overhead, WC and wash hand basin.

Please note that the yield is based on the current marketing price.



Lounge / Dining Room
 23'7" x 17'10" > 10'5" (7.2 x 5.46 > 3.2)

Kitchen
 9'7" > 6'6" x 13'1" (2.94 > 2 x 4)

Bedroom One
 15'5" > 11'1" x 12'9" max (4.7 > 3.4 x 3.9 max)

Bedroom Two
 10'5" > 7'10" x 9'6" (3.2 > 2.4 x 2.9)

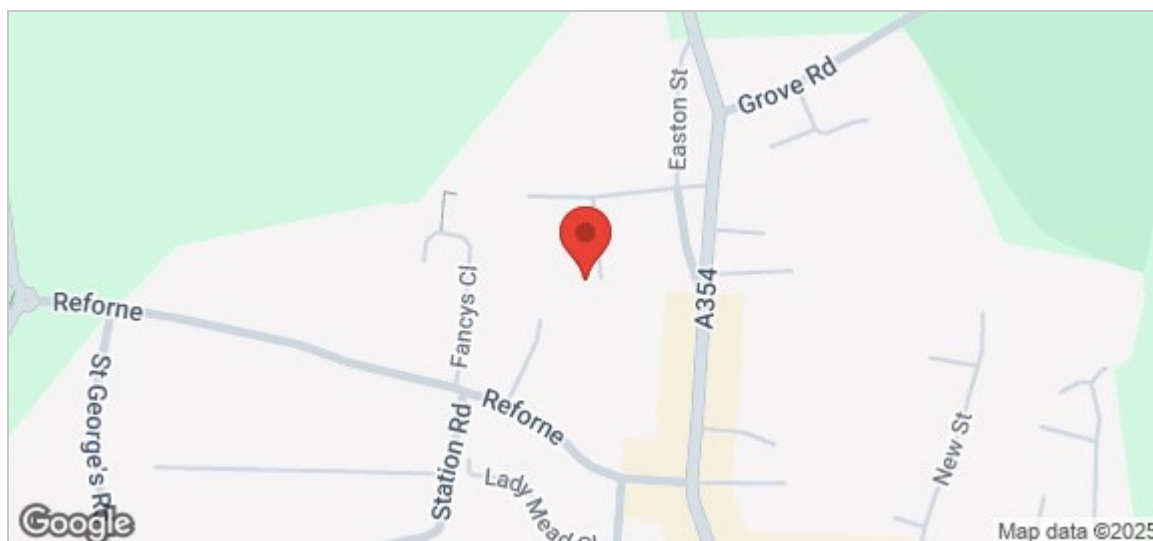
Additional information

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-Terrace House
 Property construction: Standard
 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	64	
(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	