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**FOR SALE**

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**Croft Road**  
Portland, DT5 2HH

 3  1  1  E

**Asking Price**  
**£185,000 Freehold**

**Hull  
Gregson  
Hull**

# Croft Road

Portland, DT5 2HH

- Three Bedroom Mid Terraced House
- Integral Garage with Up and Over Door
- Provisions for Electric Vehicle Charger to Front
- Some Updating Required to Entire Property
- Sliding Door onto Garden from Bright Living Space
- Secure South Facing Rear Garden, in Need of Landscaping
- No Forward Chain
- Useful Porch Area
- Close to Coastal Walks and Amenities
- Quiet Location





Moments from the South West Coastal Path, and offered for sale with NO FORWARD CHAIN is this WELL PROPORTIONED, THREE BEDROOM mid terraced home in need of some MODERNISATION. The property boasts SINGLE GARAGE, PROVISIONS FOR EV CHARGING, a SUNNY ASPECT REAR GARDEN and DRIVEWAY.



On the ground floor, the property is entered via a useful porch that leads directly into the spacious lounge/diner. This bright and airy room enjoys a dual aspect, allowing plenty of natural light to flow through, and offers ample space for both comfortable seating and a family dining area. Sliding



doors open onto the rear, creating an easy connection to the garden and making the space perfect for entertaining or family living.

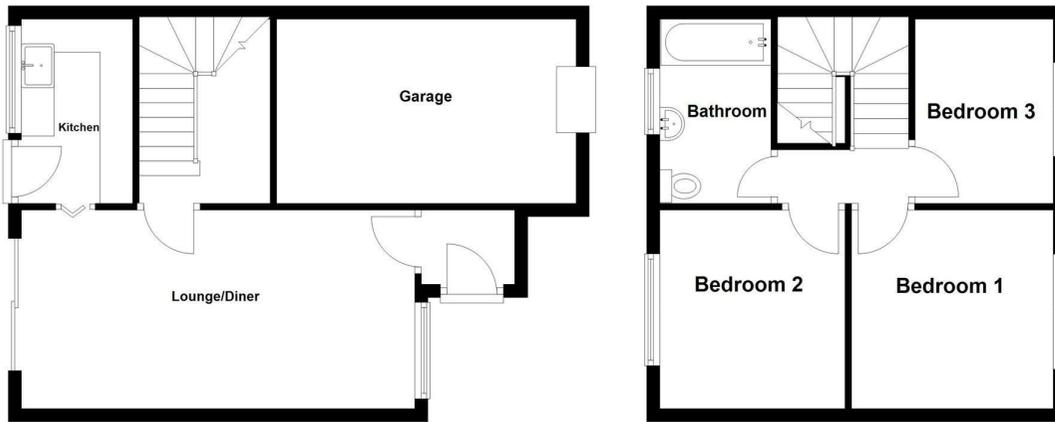
The kitchen is positioned to the rear of the property and is fitted with a range of wall and base units. It provides direct access to the garden, ideal for summer barbecues or simply enjoying the outdoor space.

Completing the ground floor is the integral garage. This versatile space can be used for parking, storage, or potentially converted (subject to planning) into an additional reception room, home office, or playroom, offering flexibility for modern living.



Upstairs, a central landing gives access to three bedrooms. The main bedroom is a generous double with plenty of space for wardrobes and storage. Bedroom two is another comfortable double, while bedroom three is a well-proportioned single, perfect as a child's bedroom, nursery, or study.

The bedrooms are served by a well proportioned family bathroom, which includes a three-piece suite with bath, WC, and wash basin.



**Lounge Diner**  
19'9" x 10'0" (6.02m x 3.05m)

**Kitchen**  
9'1" x 6'7" (2.77m x 2.01m)

**Bedroom One**  
10'4" x 8'9" (3.15m x 2.67m)

**Bedroom Two**  
9'4" x 8'9" (2.87m x 2.67m)

**Integral Garage**  
13'8" x 7'10" (4.19m x 2.41m)

**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: Electric

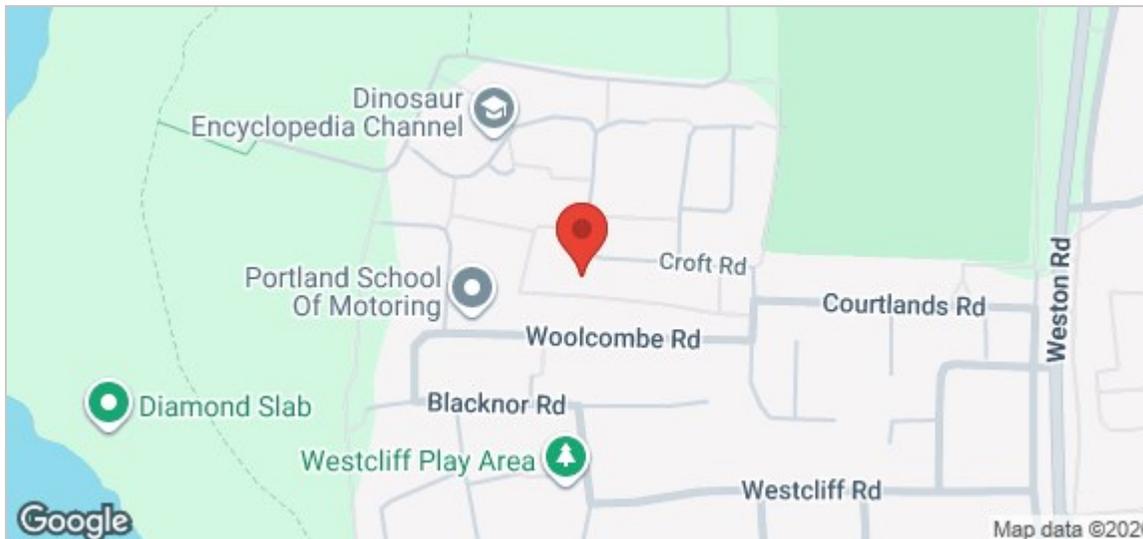
Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker.

[checker.ofcom.org.uk/](http://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 firm's 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			
		40	84
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	