



Grosvenor Road
Portland, DT5 2BQ

3 1 1 D

Offers In Excess Of
£220,000 Freehold

Hull
Gregson
Hull

Grosvenor Road

Portland, DT5 2BQ

- Three-Bedroom Family Home Arranged Over Three Floors
- Over 1,280 sq ft of Accommodation
- Generous Open-Plan Living/Dining Room
- Fitted Kitchen with Access to the Rear of the Property
- Downstairs Bathroom
- First Floor WC
- Bay Fronted
- Attic Space with Velux Window
- Low Maintenance Courtyard
- No Forward Chain





A spacious **THREE-BEDROOM FAMILY HOME** arranged over three floors, offering over 1,280 sq ft of versatile accommodation in a popular residential location on Portland. Boasting a generous **OPEN-PLAN LIVING/DINING ROOM**, fitted kitchen, **GROUND FLOOR BATHROOM**, three well-proportioned bedrooms, a **FIRST FLOOR WC** and a substantial **ATTIC SPACE**, this property presents an excellent opportunity for families, first-time buyers and investors alike. Conveniently located close to local amenities, schools and Portland's stunning coastline, this home offers **FLEXIBLE LIVING SPACE** and fantastic potential throughout.



Entering through the front door, you are welcomed into a hallway with stairs rising to the first floor. To the front of the property, a generous living and dining room spans almost 23 feet in length, creating an excellent space for both relaxing and entertaining. A large bay window to the front allows plenty of natural light to flood the room, while the open layout offers flexibility for family living.

Moving through to the rear of the property, you'll find a well-proportioned fitted kitchen, providing a range of workspace and storage options. Beyond the kitchen is a useful rear lobby area with access to the garden, along with a ground floor family bathroom fitted with a bath, wash basin and WC.

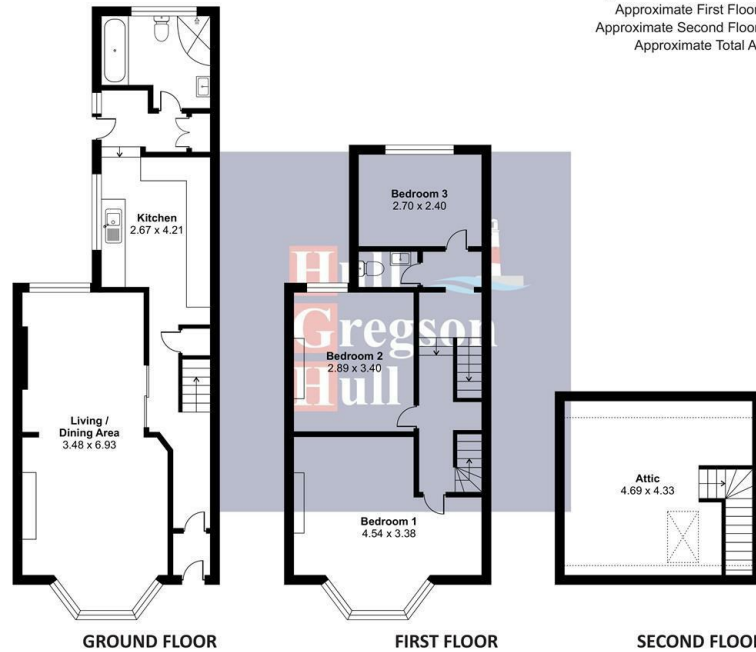
Ascending to the first floor, the landing gives access to three bedrooms. The spacious principal bedroom is positioned at the front of the property and benefits from a bay window, enhancing both the character and natural light. A second double bedroom sits to the rear, while the third bedroom offers an ideal space for a child's room, guest accommodation or home office. The first floor also benefits from a convenient separate WC.





Grosvenor Road Portland Dorset DT5 4DF

Approximate Ground Floor Area = 574.04 sq ft / 53.78 sq m
Approximate First Floor Area = 483.31 sq ft / 45.28 sq m
Approximate Second Floor Area = 223.08 sq ft / 20.90 sq m
Approximate Total Area = 1280.43 sq ft / 119.96 sq m
For identification only - Not to Scale



These floor plans are for general guidance only. All measurements and areas are approximate. No warranty or representation is made as to their accuracy, and they should not be relied upon for contractual or legal purposes. Interested parties must verify all details independently.

Living / Dinning Area

11'5" x 22'8" (3.48 x 6.93)

Kitchen

8'9" x 13'9" (2.67 x 4.21)

Bedroom One

14'10" x 11'1" (4.54 x 3.38)

Bedroom Two

9'5" x 11'1" (2.89 x 3.40)

Bedroom Three

8'10" x 7'10" (2.70 x 2.40)

Attic Space

15'4" x 14'2" (4.69 x 4.33)

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: Terrace

Property construction: Standard

Tenure: Freehold

Mains Electricity

Mains Water & Sewage: Supplied by Wessex Water

Heating Type:

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		63
(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

