



**Avalanche Road**  
Portland, DT5 2DJ

 3  1  2  E

**Guide Price**  
**£275,000 Freehold**



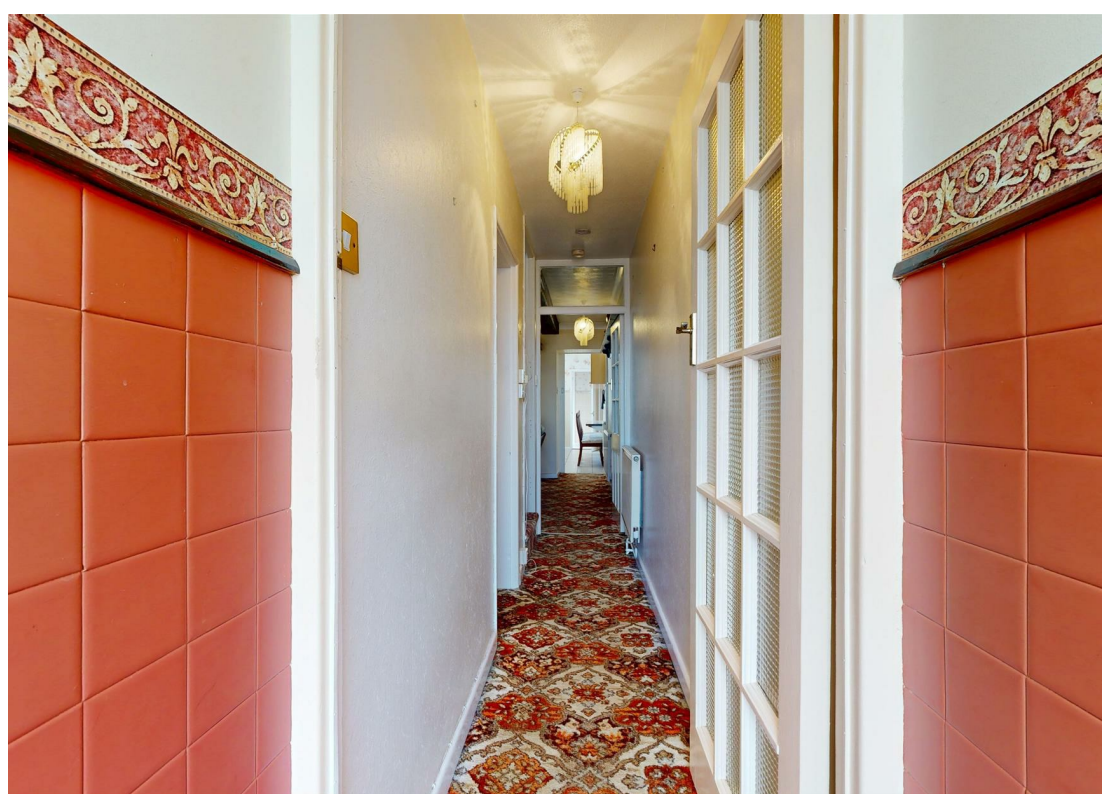
**Hull**  
**Gregson**  
**Hull**



# Avalanche Road

Portland, DT5 2DJ

- Spacious Family Home With No Chain
- Boasting Generous Accommodation Over Three Floors
- Stunning Panoramic Sea & Coastal Views
- Three Double Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Ground Floor Family Bathroom
- Generous Sized Rear Garden
- Potential Building Plot (STPP)
- Viewings Highly Advised







A CHARMING PERIOD end of terrace FAMILY HOME, boasting generous accommodation ARRANGED OVER THREE FLOORS. This ideal family home offers THREE DOUBLE BEDROOMS, two reception rooms, FITTED KITCHEN and ground floor BATHROOM. This excellent property further enjoys STUNNING SEA AND COUNTRYSIDE VIEWS. Being offered for sale with NO ONWARD CHAIN viewings come highly advised to appreciate the size, space and huge POTENTIAL it has to offer.

Entering the property you are greeted by a welcoming entrance hallway, where doors lead to all principal rooms. This ideal family home offers a front aspect living room, benefiting from the stunning views. There is a further separate dining



room, which is sizeable enough to house a family sized table and chairs. Leading on from the dining access is gained to the fitted kitchen. The kitchen is fitted with a selection of colour matching eye and base level storage cupboards and space for a range of free standing domestic appliances. To complete the ground floor accommodation is the family bathroom, comprising a bath with shower over, wash hand basin and WC.

Stairs rise to the first floor where bedrooms two and three are located. Both bedrooms are generous sized double rooms. Bedroom two is of front aspect, where the breath taking views can be enjoyed. Bedroom three is of rear aspect and over looks the rear of the property.

Stairs rise again to the second floor where bedroom one is located. Bedroom one is an imposing double room running the length of the property, offering triple aspect windows, which allows ample amounts of natural light to flood the room. From the front aspect window the sea and countryside views can really be enjoyed.



To the front of the property there is a low maintenance enclosed courtyard space. The rear garden is dissected by a private right of way for access to neighbouring properties. Abutting the rear elevation is a courtyard patio. Steps rise to a large decking area, lawned area and then a further patio.

Outbuilding - To the rear of the garden is a large stone built workshop/tool shed. This could potentially be converted or replaced for a separate dwelling subject to necessary planning enquires.



**Living Room**  
11'10 x 10'5 (3.61m x 3.18m)

**Dining Room**  
14'6 x 13'10 (4.42m x 4.22m)

**Kitchen**  
13'9 x 6'1 (4.19m x 1.85m)

**Downstairs Bathroom**

**Bedroom One**  
22'1 x 13'10 (6.73m x 4.22m)

**Bedroom Two**  
12'10 x 11'9 (3.91m x 3.58m)

**Bedroom Three**  
11'9 x 12'10 (3.58m x 3.91m)

#### Additional information

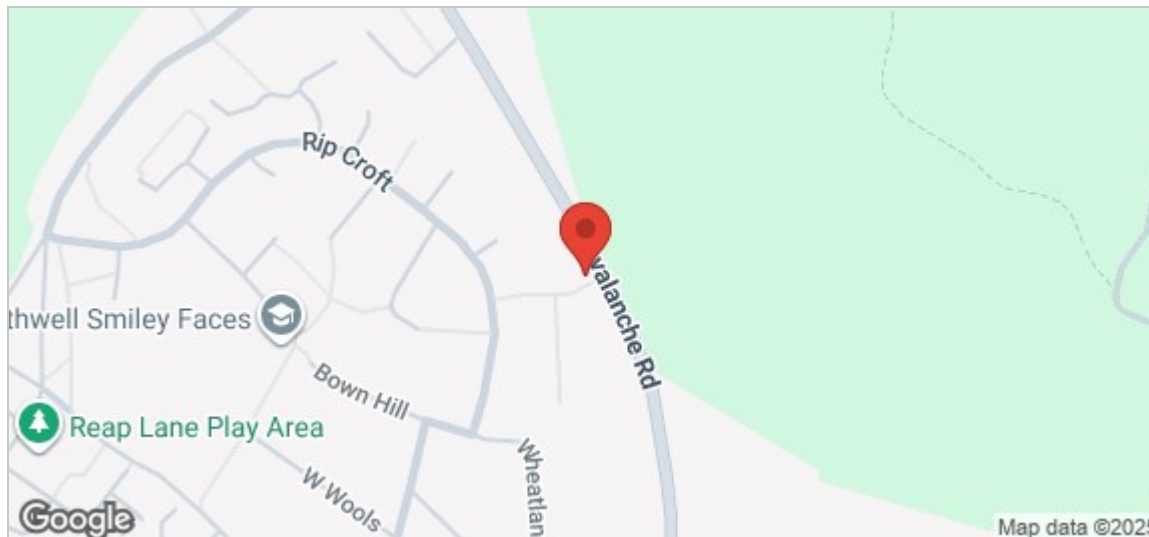
The following details have been provided by the vendor, as required by Trading Standards. These details should be checked by your legal representative for accuracy.

Property type: End Of 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.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		
(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	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	EU Directive 2002/91/EC