

## Sandholes Close

Portland, DT5 2LZ

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**Offers In Excess Of £230,000 Freehold**

Hull Gregson Hull

# Sandholes Close

Portland, DT5 2LZ

- Mid Terrace Modern Home
- Ideal Starter or Investment Opportunity
- Two Well Proportioned Bedrooms
- Modern Fitted Kitchen in Shaker Style
- Light & Airy Reception Room
- Family Bathroom
- Convenient Ground Floor WC
- Low Maintenance Rear Garden
- Allocated Parking Space
- Vendor has an Onward Purchase Lined Up



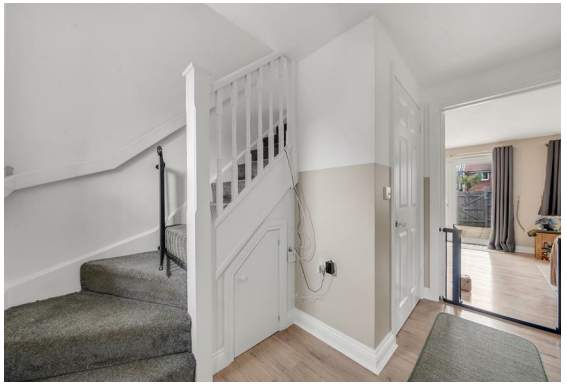














An IMMACULATELY PRESENTED AND MODERN TWO BEDROOM MID TERRACE HOME, ideally situated within the popular residential location of Sandholes Close, Portland. This attractive property offers well-proportioned accommodation throughout and would make an ideal purchase for first-time buyers, young couples or those looking to downsize. Further benefits include ALLOCATED PARKING TO THE REAR and an enclosed, low-maintenance rear garden.

The ground floor accommodation begins with an entrance hall, providing access to a convenient ground floor cloakroom and the kitchen. The kitchen is thoughtfully arranged, offering a good range of fitted units and work surfaces, providing a practical space for everyday cooking and meal preparation. To the rear of the property, a generous sitting room provides a particularly welcoming living space, with ample room for both lounge furniture and dining, making it ideal for relaxing or entertaining. French doors open out from the reception room to the low maintenance rear garden.

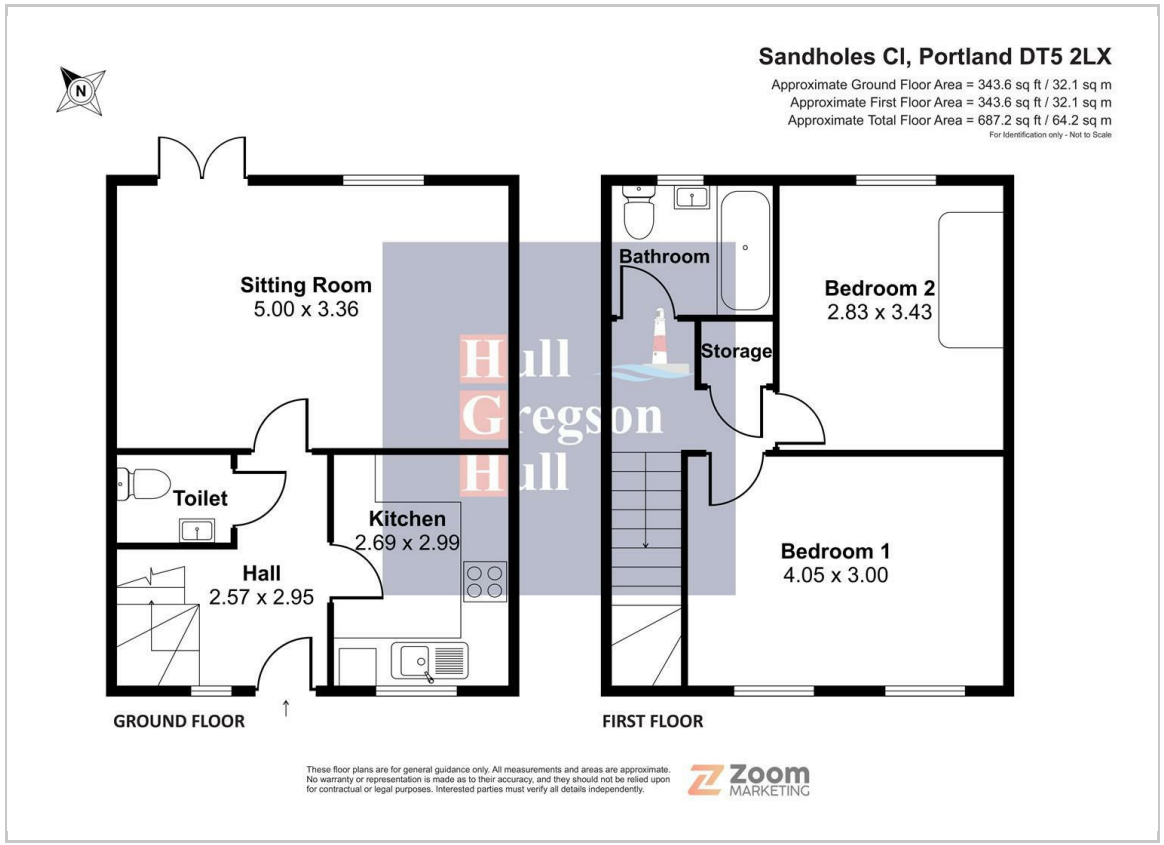


To the first floor, the landing provides access to two well-proportioned bedrooms, both offering comfortable accommodation. The principal bedroom is a particularly generous size, whilst bedroom two provides excellent flexibility for use as a guest bedroom, nursery or home office. A modern family bathroom completes the first-floor accommodation, together with useful additional storage.



Externally, the property benefits from an enclosed, low-maintenance rear garden, providing an ideal outdoor space for relaxing, entertaining or enjoying the warmer months without the demands of extensive upkeep. The property also benefits from allocated parking, adding further convenience.

This superbly presented home offers an excellent opportunity to acquire a modern, easy-to-maintain property in a popular Portland location. Early internal viewing is highly recommended to fully appreciate the accommodation and presentation on offer.







## Hall
8'5" x 9'6" (2.57 x 2.92)

## Kitchen
8'9" x 9'9" (2.69 x 2.99)

## WC

## Sitting Room
16'4" x 11'0" (5.00 x 3.36)

## Bedroom One
13'3" x 9'10" (4.05 x 3.00)

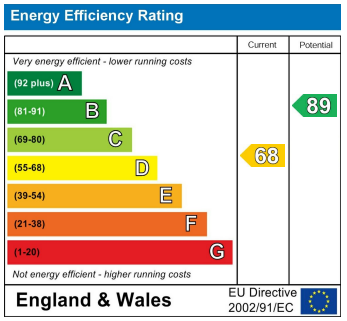
## Bedroom Two
9'3" x 11'3" (2.83 x 3.43)

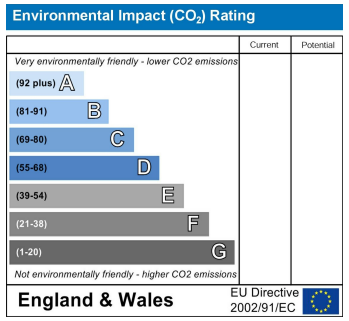
## Bathroom

## 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
Tenure: Freehold
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. 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 representation or warranty in respect of the property.




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