



**Greenways**  
Portland, DT5 2LF



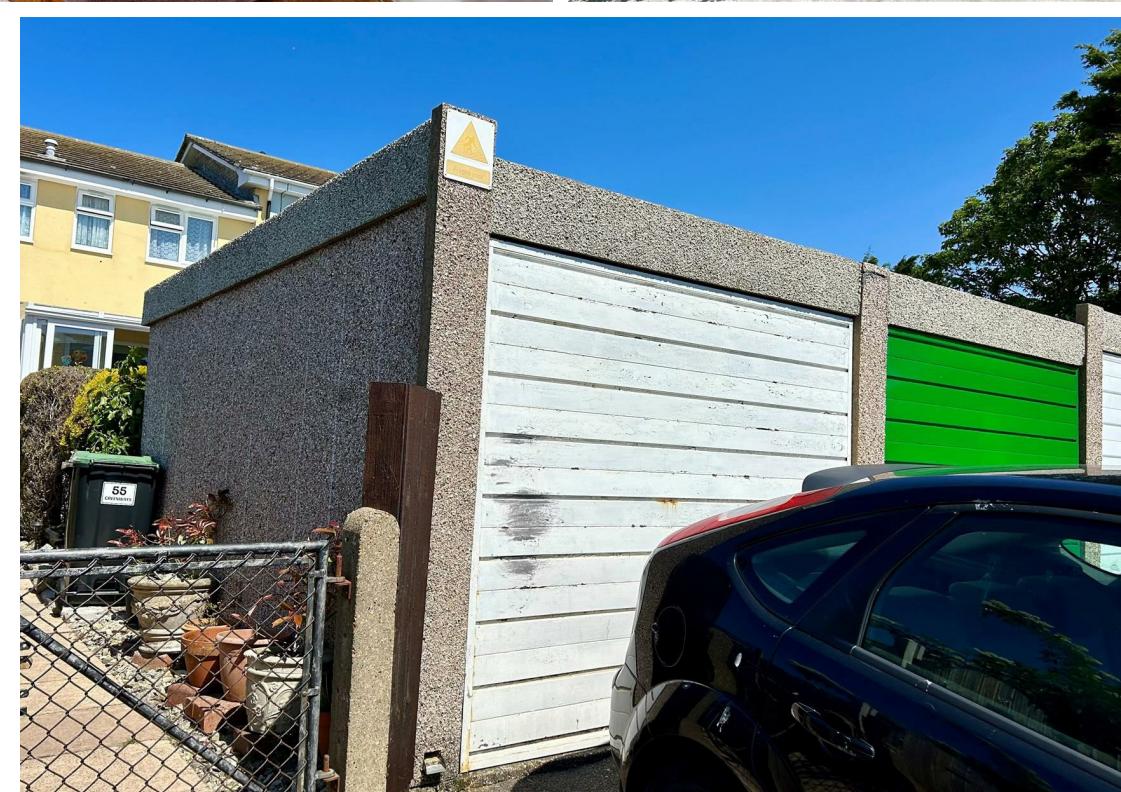
**Asking Price  
£195,000 Freehold**

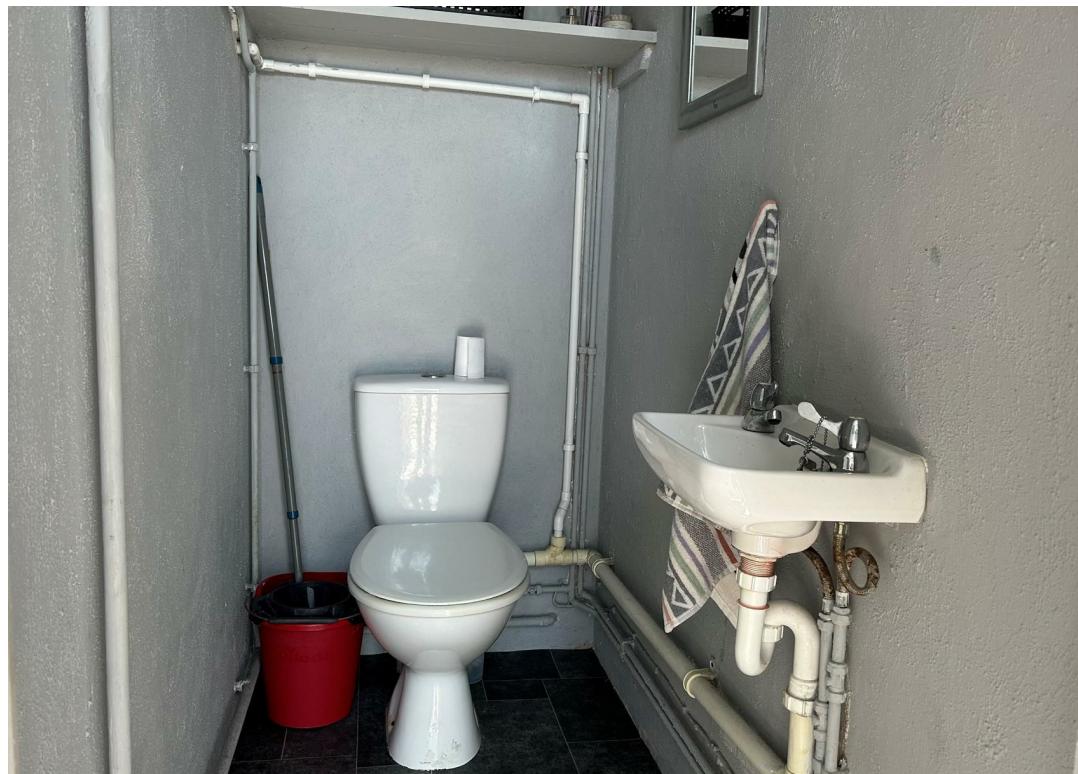
**Hull**   
**Gregson**  
**Hull**

# Greenways

Portland, DT5 2LF

- Offered For Sale with No Onward Chain
- Ideal Starter Home, Downsize or Investment
- Two Double Bedrooms + Office
- Spacious Front Aspect Living Room
- Fitted Kitchen
- Front & Rear Gardens
- Garage & Off-Road Parking
- Highly Popular Residential Location
- Viewings Highly Advised
- Close to Local Amenities & Easton Square





OFFERED FOR SALE WITH NO ONWARD CHAIN, is this spacious **LIGHT & AIRY** end of terrace ideal family home. Benefitting from a spacious front aspect **LIVING ROOM**, fitted kitchen over looking the rear garden, **TWO DOUBLE BEDROOMS** plus additional **OFFICE** and **FAMILY BATHROOM**. Outside there is the added benefit of **FRONT & REAR GARDENS** and a **SINGLE GARAGE** with **PARKING**. Viewings come highly advised to appreciate the **SIZE, SPACE AND POTENTIAL** on offer.

Access is gained via the purpose

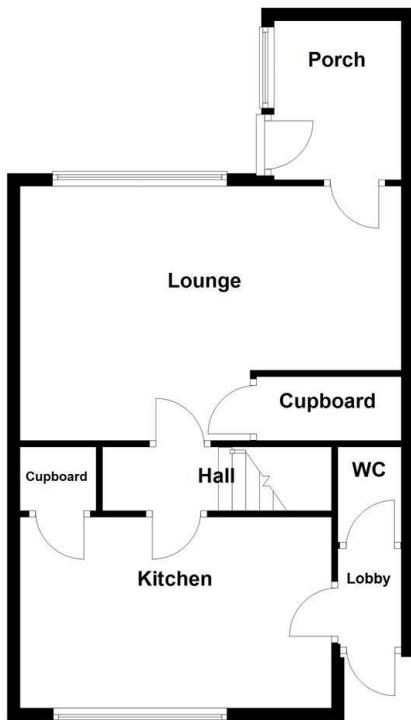
built entrance porch, from the porch internal door leads into the front aspect living room which over looks for the front garden. The living room is a deceptively spacious room, with the added benefit of a storage cupboard. Leading on from the living room to complete the ground floor accommodation is the rear aspect kitchen. The kitchen offers a selection of colour matching eye and base level storage cupboards and space for a range of free standing domestic appliances. There is a door from the kitchen which provides access out to the rear garden and outside WC.

Stairs rise to the first floor where bedrooms one, two, office and family bathroom are located. Bedroom one is rear aspect double bedroom with built in wardrobe. Bedroom two is a further double offering front aspect. The office also a double room, is currently being used by the occupiers a bedroom has a built in wardrobe. The family bathroom comprise a bath and wash hand basin, there is a WC located off the landing.

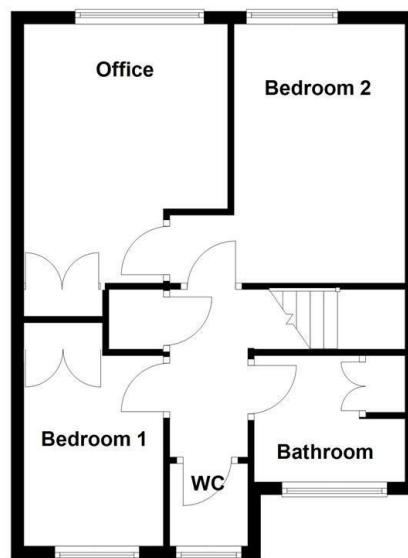
The rear garden is a private low maintenance space, offering a mixture of patio and shingle. A rear access gate leads out to the single garage and parking.

Situated in the heart of a highly popular residential location, close to local amenities, schools and regular well serviced public transport links.

## Ground Floor



## First Floor



## Porch

6'3 x 4'5 (1.91m x 1.35m)

## Living Room

16'6 x 11'10 (5.03m x 3.61m)

## Kitchen

13'1 x 9' (3.99m x 2.74m)

## Bedroom One

11'6 x 7'4 (3.51m x 2.24m)

## Bedroom Two

9' x 9'8 (2.74m x 2.95m)

## Office

8'7 x 7'11 (2.62m x 2.41m)

## Bathroom

9'1 x 5'8 (2.77m x 1.73m)

## Garage & Parking

## 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

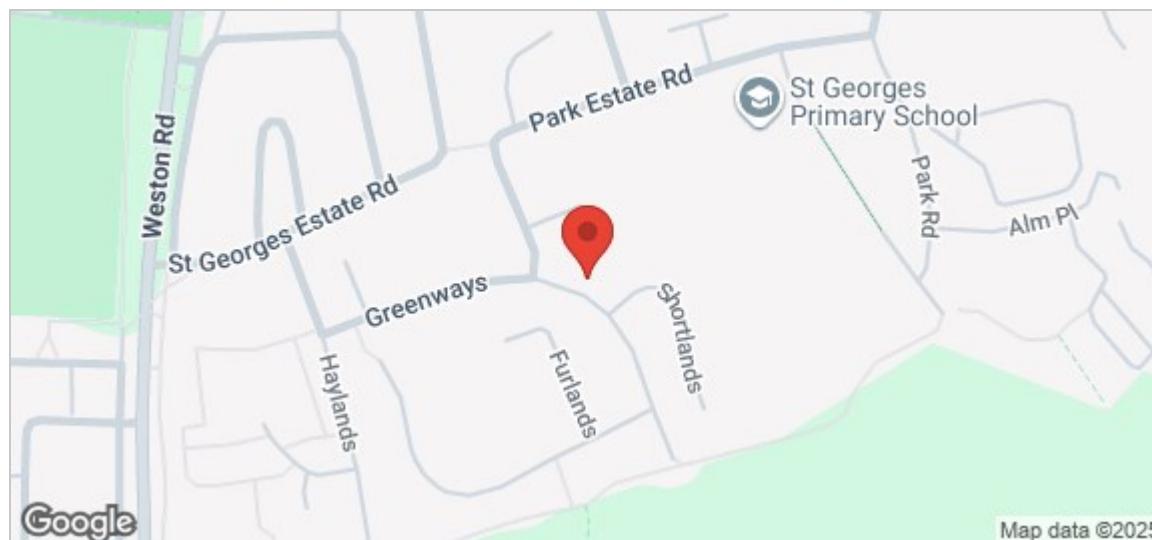
Heating Type: Gas Central Heating

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.



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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	

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	