



Bumpers Lane

Portland, DT5 1FZ

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**Offers In Excess Of
£320,000 Freehold**

Hull 
Gregson
Hull

Bumpers Lane

Portland, DT5 1FZ

- Three Bedroom Semi Detached Townhouse
- Driveway for Two Cars in Tandem, and Additional Parking to Rear for One
- Open Plan Ground Floor Accommodation
- Ground Floor WC and Large Storage Cupboard
- Sizeable Rear Garden of a Southerly Aspect
- Sizeable Primary Bedroom with En-suite and Build in Wardrobes
- Ideal Family Home
- Remainder of 10 Year NHBC - Built in 2021
- Moments from Coastal Walks to Church Ope Cove
- Quiet, Family Friendly Location





A SPACIOUS AND WELL-PRESENTED THREE-BEDROOM TOWNHOUSE, offering OFF-ROAD PARKING FOR THREE CARS and a SOUTHERLY-ASPECT REAR GARDEN. Benefits include the REMAINDER OF A 10-YEAR NHBC WARRANTY, IDEALLY LOCATED in the popular BUMPERS LANE DEVELOPMENT.



The ground floor has been thoughtfully designed to create a bright, contemporary, and sociable living environment, perfectly suited to modern lifestyles.

Upon entering, a welcoming hallway provides access to a convenient WC



which is ideal for guests, and boasts a large storage cupboard before opening into the impressive open plan lounge/ kitchen/ diner.

The kitchen area is both stylish and practical, featuring a modern range of white units complemented by sleek worktops and integrated appliances, including a built-in oven, hob with stainless steel splashback, and space for freestanding appliances. A window positioned above the sink allows for plenty of natural light, enhancing the clean, fresh feel of the space, while thoughtful layout ensures excellent storage and worktop space for everyday cooking.

Flowing seamlessly from the kitchen, the dining area offers ample room for a family-sized table, creating the perfect setting for both everyday meals and entertaining. This space effortlessly connects with the living area, forming a versatile and cohesive hub of the home.

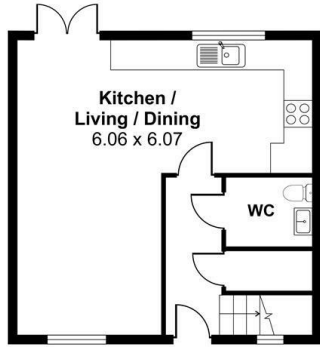


The living area is inviting and comfortable, with a front-facing window drawing in natural light and offering a pleasant outlook. The room is well-proportioned, allowing for flexible furniture arrangements, and is finished with modern flooring that enhances the sense of space. Decorative elements and greenery add warmth and character, making this a truly relaxing space to unwind.



Bumpers Lane, Portland, DT5 1FZ

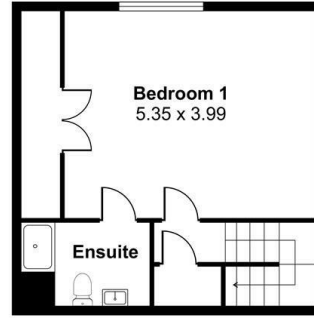
Approximate Ground Floor Area = 396.43 sq ft / 37.14 sq m
Approximate First Floor Area = 396.43 sq ft / 37.14 sq m
Approximate Second Floor Area = 396.43 sq ft / 37.14 sq m
Approximate Total Floor Area = 1189.29 sq ft / 111.42 sq m
For identification only - Not to Scale



GROUND FLOOR

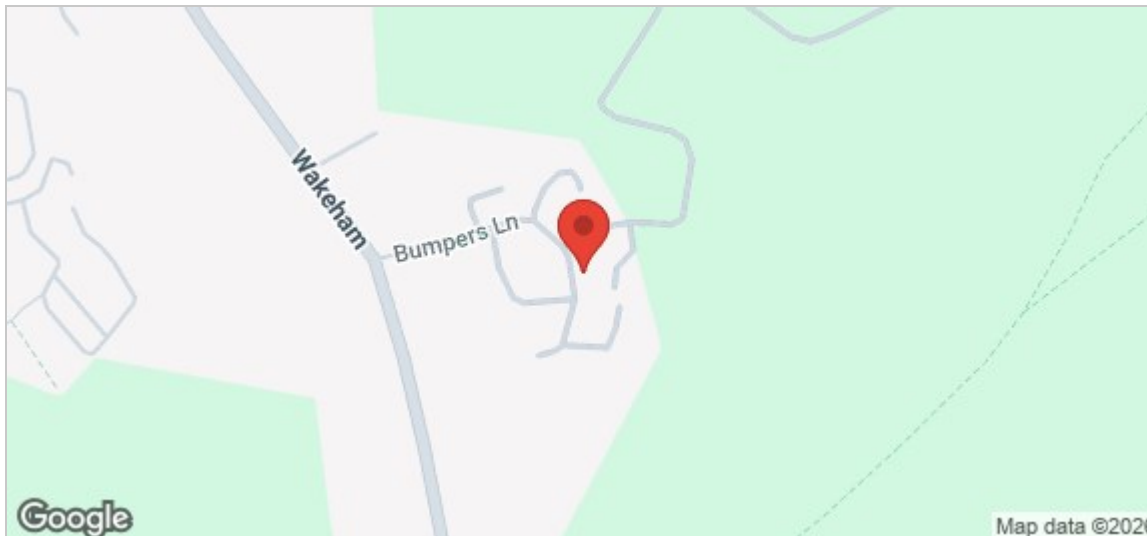


FIRST FLOOR



SECOND FLOOR

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.



Kitchen / Living / Dining Area

19'10" x 19'10" (6.06 x 6.07)

Bedroom Two (Games Room)

9'10" x 12'9" (3 x 3.91)

Bedroom Three

9'7" x 12'9" (2.94 x 3.90)

Primary Bedroom

17'6" x 13'1" (5.35 x 3.99)

Service Charge

The vendor has informed us there is a service charge of approximately £275 per annum for the upkeep of the common areas.

These details should be checked by your solicitor for accuracy before any costs are incurred.

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: Semi Detached
Property construction: Standard
Tenure: Freehold
Mains Electricity
Mains Water & Sewage: Supplied by Wessex Water
Heating Type: Gas

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 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		95
(81-91) B	85	
(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 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	

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