



**Shortlands**

Portland, DT5 2LG



**Asking Price  
£265,000 Freehold**

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

# Shortlands

Portland, DT5 2LG

- Beautifully Presented Three Bedroom House
- Single Storey Side Extension
- Ground Floor Double Bedroom with Skylight
- Bright Kitchen Diner with French Doors onto Westerly Garden
- Front and Rear Gardens
- Two Large Double Bedrooms to First Floor
- Popular Location
- Downstairs WC
- Ideal First Time Buy
- Parking Space





Delighted to offer to the market this IMPECCABLY PRESENTED end of terrace family home. BOASTING GENEROUS LIGHT AND AIRY accommodation throughout. This PERFECT FIRST TIME PURCHASE, FAMILY HOME or INVESTMENT opportunity comes strongly advised to view. Benefiting from a entrance porch, front aspect LIVING ROOM, generous sized KITCHEN/DINING ROOM with French doors opening to the rear garden, ground floor BEDROOM and two DOUBLE BEDROOMS located to the first floor along with the FAMILY BATHROOM. Outside there is a LOW MAINTENANCE rear garden and one allocated PARKING SPACE.

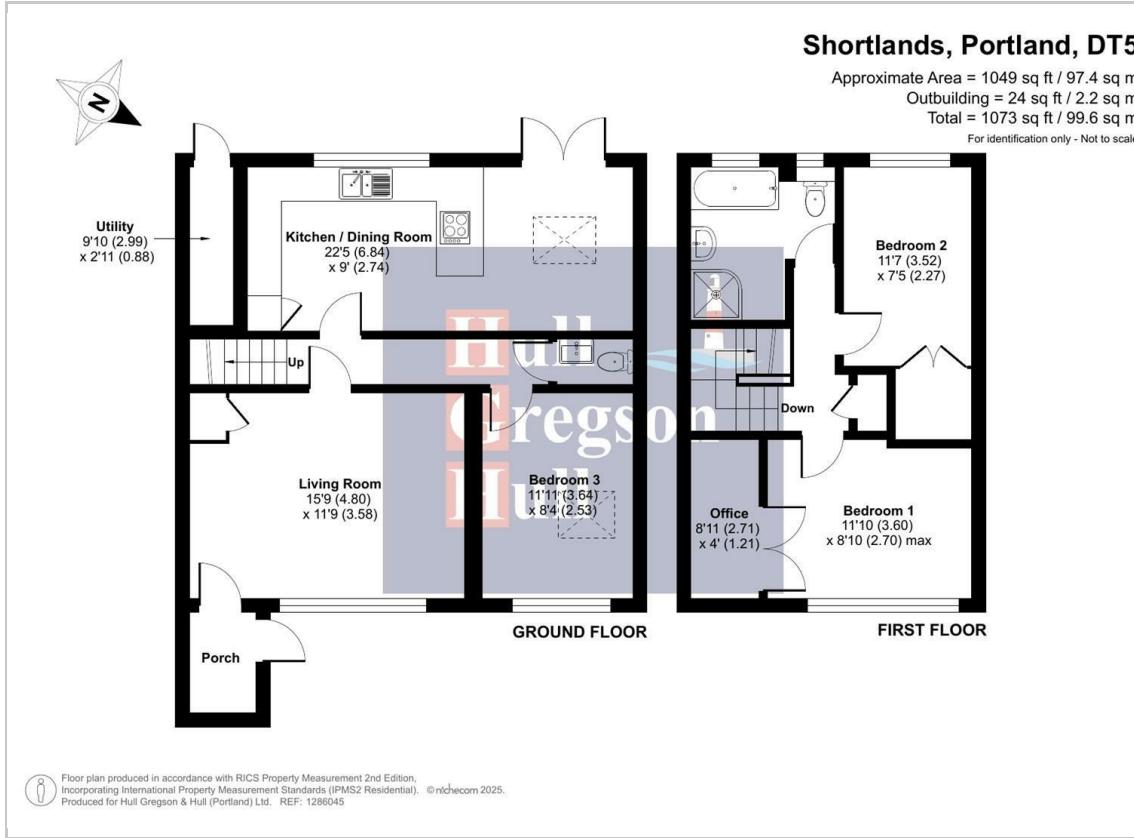


Access is gained to the property via the purpose built entrance porch, where internal door opens into the front aspect living room. This a beautiful light and airy room with large window which allows copious amounts of natural light to flood the room. Leading on from the living room access is gained to the spacious rear aspect modern fitted kitchen/dining room. The kitchen boast a wide range of colour matching eye and base level storage cupboards and a selection of internal domestic appliances. The dining area is a sizeable space perfect for a family sized table/chairs, with French doors opening out onto the rear garden. To complete the ground floor accommodation is the bedroom three and a downstairs WC. Bedroom three is a front aspect double bedroom with a large Sky light.



Stairs rise to the first floor where bedrooms one, two and the family bathroom are located. Bedroom one is a generous sized front aspect double bedroom, with the additional benefit of a built in wardrobe/office area, ideal for a home work station. Bedroom two is a further double bedroom with built in wardrobes. The family bathroom comprises a modern fitted suite offering bath, shower, wash hand basin and WC.

The rear garden is a sunny full enclosed space, with rear access gate leading to the allocated parking. Offering a mixture of patio, lawn and planting area. Perfect for outside entertaining.



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## Porch

**Living Room**  
 15'9 x 11'9 (4.80m x 3.58m)

**Kitchen Diner**  
 22'5 x 9 (6.83m x 2.74m)

**Bedroom Three**  
 11'11 x 8'4 (3.63m x 2.54m)

**Bedroom One**  
 11'10 x 8'10 (3.61m x 2.69m)

**Walk in Wardrobe / Office**  
 26'2"36'1" x 26'2"13'1" (8'11 x 8'4)

**Bedroom Two**  
 36'1"22'11" x 22'11"16'4" (11'7 x 7'5)

## 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: 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 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	83
(81-91)	B	71
(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	