



Wakeham

Portland, DT5 1HN



**Asking Price
£325,000 Freehold**

Hull 
Gregson
Hull

Wakeham

Portland, DT5 1HN

- Three Bedroom End Of Terrace Family Home
- Offered For Sale With No Onward Chain
- Light and Airy Accommodation Throughout
- Two Reception Rooms
- Spacious Fitted Kitchen
- Sunny Garden Room
- Family Bathroom
- Generous Sized Rear Garden
- Highly Popular Residential Location
- Viewings Highly Advised





FRIENDLY GARDEN.



Offered for sale with NO ONWARD CHAIN is this deceptively spacious THREE BEDROOM END OF TERRACE family home. Boasting light and airy generous ACCOMMODATION THROUGHOUT, comprising a BAY FRONTED lounge, separate DINING ROOM, fitted kitchen, garden room and FAMILY BATHROOM. Outside there is an enclosed FRONT GARDEN and to the rear is a LARGE MATURE FAMILY

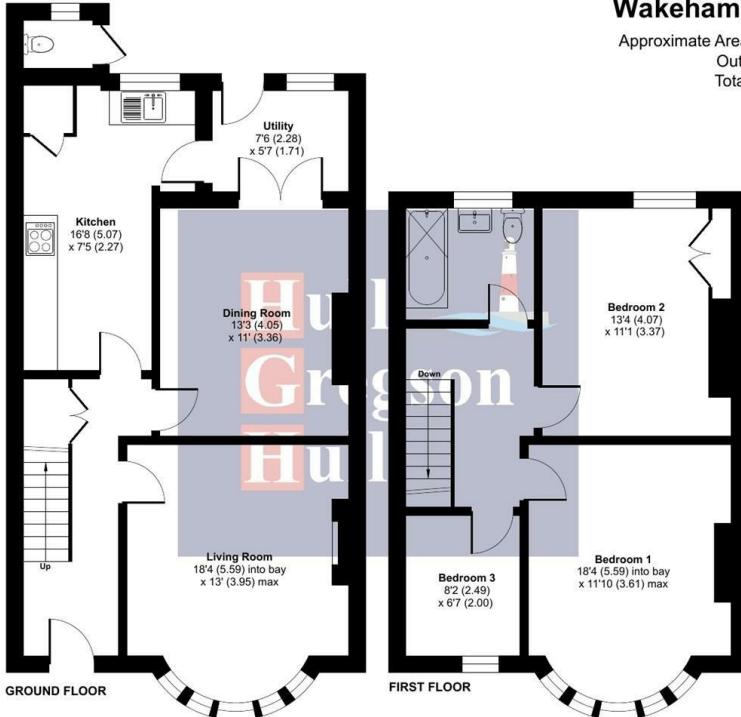


Stepping into the property, you are welcomed by an inviting entrance hallway that leads through to the heart of the home, setting the tone for the space and versatility on offer. To the front, the bay-fronted lounge provides a warm and comfortable retreat, enhanced by a feature fireplace and an abundance of natural light — the perfect place to unwind at the end of the day. The dining room, a highly adaptable space ideal for hosting family and friends, working from home, or easily accommodating a fourth bedroom. The kitchen is both practical and sociable, fitted with a range of eye-level and base units, ample work surfaces, and plumbing for a washing machine. From here, the home opens into the garden room, a bright and relaxing space that provides direct access outside, making it ideal for everyday living and entertaining alike.



Upstairs, the first floor offers three well-proportioned bedrooms and a modern family bathroom. Bedrooms one and two are spacious doubles, with the principal bedroom enjoying a large bay window that floods the room with natural light. Bedroom three is a comfortable single, perfectly suited as a child's room, nursery, or home office. The family bathroom is finished in a contemporary style and comprises a bath with shower over, wash hand basin, and WC.

Outside, the property truly comes into its own. The westerly aspect rear garden provides a wonderful space to enjoy the afternoon and evening sun, featuring a generous lawn, patio seating area ideal for al fresco dining, and mature shrubs and established trees that create a private and peaceful setting.



Wakeham, Portland, DT5

Approximate Area = 1155 sq ft / 107.3 sq m
Outbuilding = 11 sq ft / 1 sq m
Total = 1166 sq ft / 108.3 sq m
For identification only - Not to scale

Living Room

18'4 into bay x 13' max (5.59m into bay x 3.96m max)

Dining Room

13'3 x 11' (4.04m x 3.35m)

Utility Room

7'6 x 5'7 (2.29m x 1.70m)

Kitchen

16'8 x 7'5 (5.08m x 2.26m)

Bedroom One

18'4 into bay x 11'10 max (5.59m into bay x 3.61m max)

Bedroom Two

13'4 x 11'1 (4.06m x 3.38m)

Bedroom Three

8'2 x 6'7 (2.49m x 2.01m)

Family Bathroom

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.

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 Home

Property construction: Standard

Mains Electricity

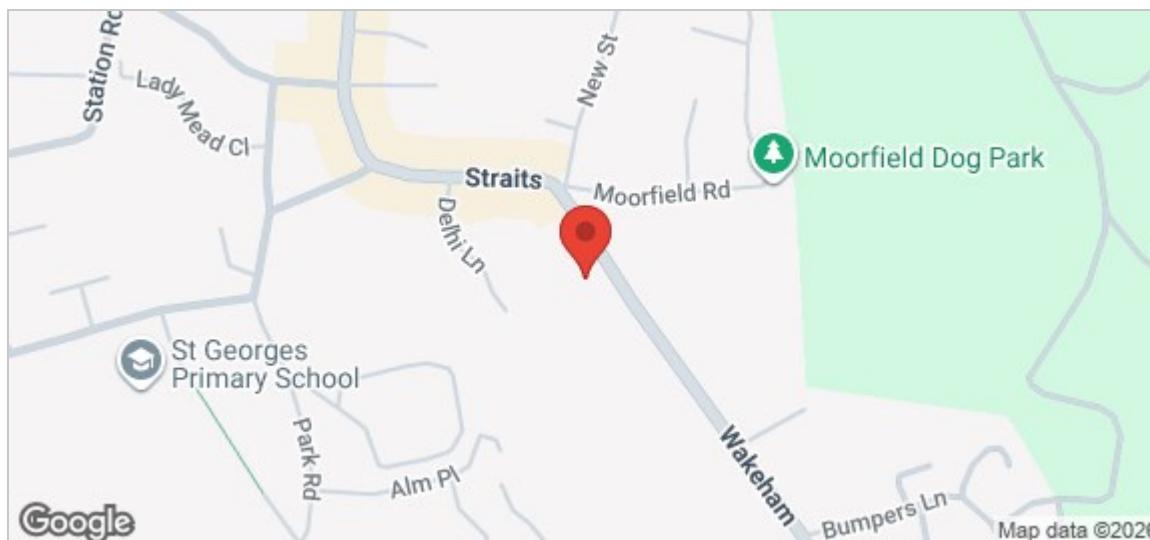
Mains Water & Sewage: Supplied by Wessex Water

Heating Type: Gas Central heating

Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker.
checker.ofcom.org.uk

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		
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		
EU Directive 2002/91/EC		



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