



**Grosvenor Road**

Portland, DT5 2BH

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**Hull  
Gregson  
Hull**  
FOR SALE

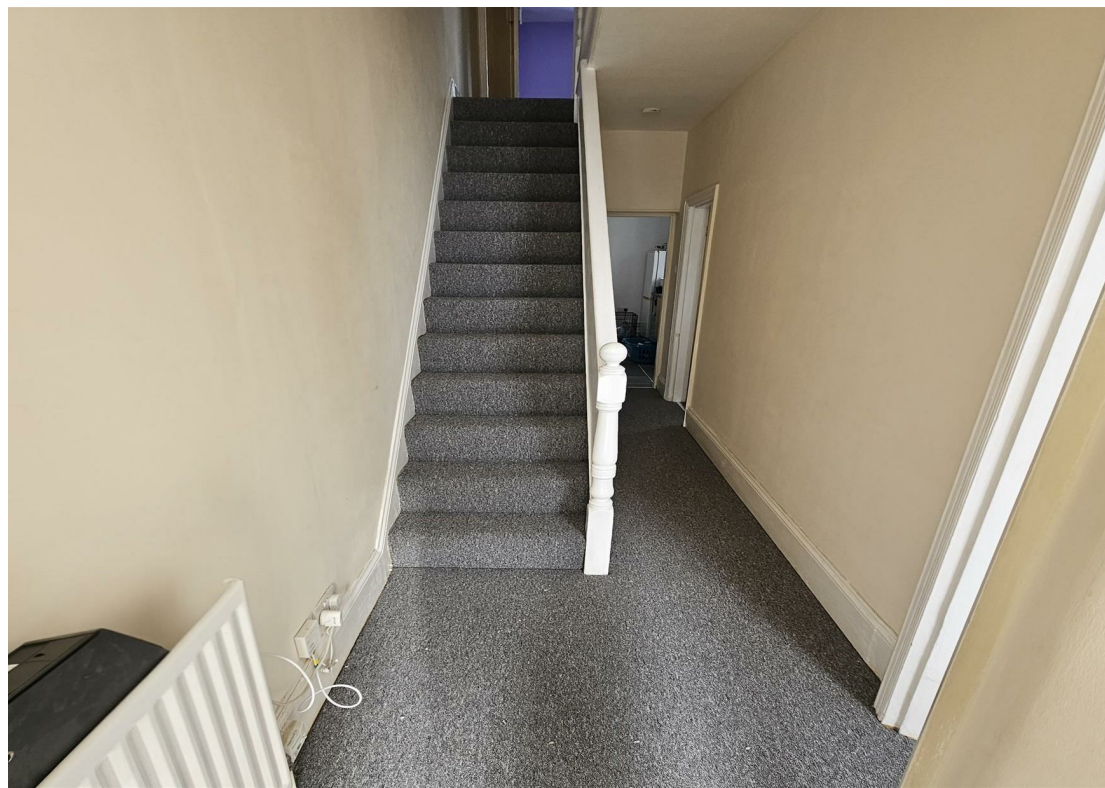
**Offers In Excess Of  
£215,000 Freehold**



# Grosvenor Road

Portland, DT5 2BH

- Victorian Mid Terraced House, with Some Original Features
- Three Well Proportioned Bedrooms
- Downstairs Family Bathroom
- Separate WC to First Floor
- Wall Enclosed Rear Courtyard Garden with Outbuilding and Rear Access
- Sizeable Loft with Potential to Extend (STPP)
- Two Reception Rooms
- Recently Installed UPVC Windows
- Recently Updated Boiler and Electrics
- Short Stroll to Easton Square, Primary School and Bus Route





Discover this DECEPTIVELY SPACIOUS THREE BEDROOM home on Grosvenor Road, offering OVER 1,100 SQ FT, a MODERN KITCHEN & BATHROOM, two generous reception rooms and a PRIVATE COURTYARD GARDEN WITH LARGE OUTBUILDING.

Beautifully presented throughout and boasting THREE WELL-SIZED BEDROOMS, this property provides flexible living in a convenient Portland location - an ideal choice for families, first-time buyers or investors seeking a home with excellent space and potential.



Stepping through the front door you are greeted by a spacious entrance



hall, with high ceilings and period features. The hall leads into the cosy lounge, a welcoming space with a large front-facing window allowing natural light to fill the room, soft neutral décor, a modern carpet and ample space for a large sofa arrangement.

Flowing through to the central dining room, this well-proportioned area provides the perfect setting for family meals or entertaining, connecting seamlessly with the kitchen to create an easy and practical layout. The kitchen sits at the rear of the property and has been tastefully updated with light wood cabinetry, modern grey tiled splashbacks, generous worktop space, room for appliances and dual rear-facing windows that brighten the room beautifully; a rear door also provides direct access to the courtyard garden.

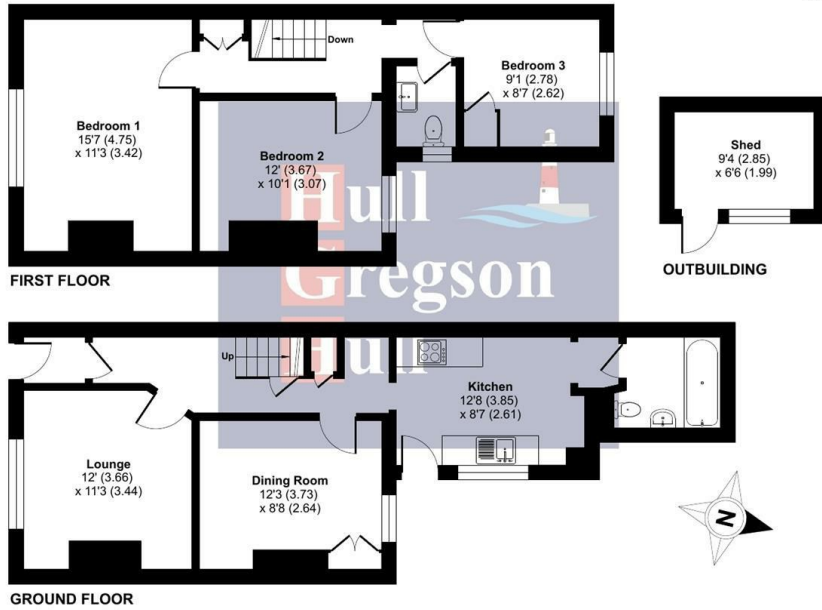


From the kitchen an inner lobby leads to the modern bathroom, fitted with contemporary stone-effect tiling, a full-size bath with overhead shower, a pedestal basin and WC, making this a clean, calm and functional space.

Moving upstairs the first-floor landing gives access to all three bedrooms, beginning with the superb principal bedroom which spans the full width of the house and offers an impressive amount of space for bedroom furniture; the second bedroom is another comfortable double overlooking the rear of the home, while the third bedroom includes its own built-in storage and works perfectly as a single room, nursery, hobby room or office.

## Grosvenor Road, Portland, DT5

Approximate Area = 1043 sq ft / 96.8 sq m  
 Outbuilding = 61 sq ft / 5.6 sq m  
 Total = 1104 sq ft / 102.4 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © rickcom 2026. Produced for Hull Gregson & Hull (Portland) Ltd. REF: 1415567

**Lounge**  
 12 x 11'3 (3.66m x 3.43m)

**Dining Room**  
 12'3 x 8'8 (12'3 x 10 max into alcove) (3.73m x 2.64m (3.73m x 3.05m max into alcove))

**Kitchen**  
 12'8 x 8'7 (3.86m x 2.62m)

**Bedroom One**  
 15'7 x 11'3 (4.75m x 3.43m)

**Bedroom Two**  
 12 x 10 (3.66m x 3.05m)

**Bedroom Three**  
 9'1 x 8'7 (2.77m x 2.62m)

**Outbuilding**  
 9'4 x 6'6 (2.84m x 1.98m)

### 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

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



Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		82
	53	
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(81 plus) <b>A</b>		
(61-81) <b>B</b>		
(39-61) <b>C</b>		
(15-39) <b>D</b>		
(9-15) <b>E</b>		
(1-9) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		
England & Wales		