



**Hull
Gregson
Hull**
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hgh.co.uk
FOR SALE

igloo
energy efficient
insulation
01305 821 000

Grove Road
Portland, DT5 1DZ

 3  1  3  D

Asking Price
£280,000 Freehold



Grove Road

Portland, DT5 1DZ

- Ideal Semi-Detached Family Home
- Beautifully Presented Throughout
- Three Bedrooms
- Front Aspect Lounge & Seperate Dining Room
- Modern Fitted Kitchen
- Additional Utility Room & WC
- Conservatory Over Looking Rear Garden
- Family Shower Room
- Off Road Parking & Garage
- Viewing Highly Advised





A BEAUTIFULLY PRESENTED semi-detached family home, boasting LIGHT AND AIRY accommodation throughout. This ideal family home benefits from THREE BEDROOMS, a spacious front aspect LOUNGE, modern fitted KITCHEN with separate UTILITY ROOM & WC, a stylish SHOWER ROOM as well as a conservatory enjoying views out to the private enclosed LOW MAINTENANCE REAR GARDEN. To the front of the property there is OFF ROAD PARKING leading to a single GARAGE.



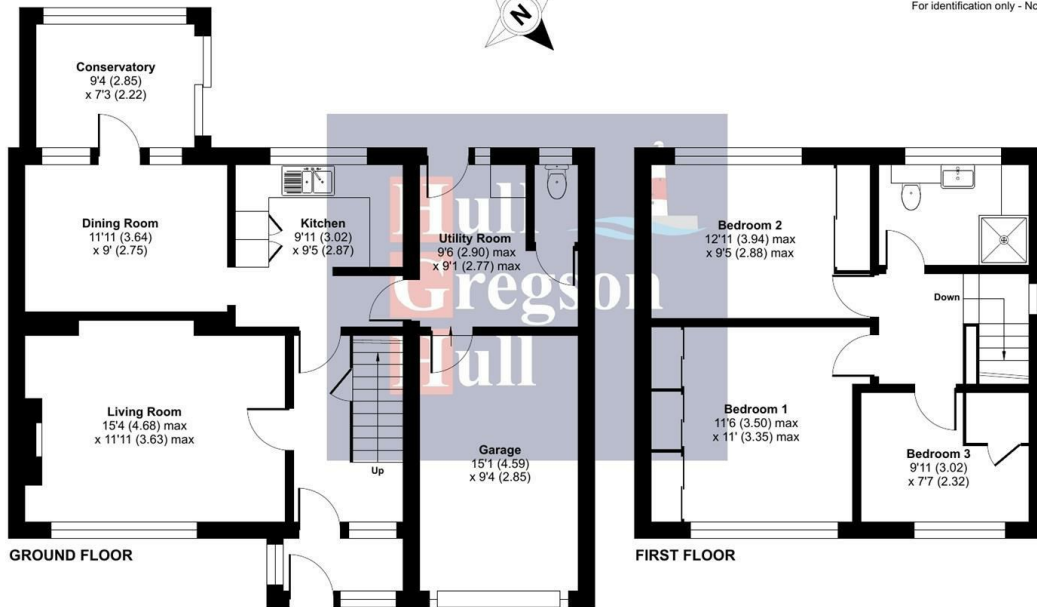
A modern and well presented three bedroom semi-detached family home, offering spacious and versatile accommodation ideal for contemporary family living. Finished to a high standard throughout, this attractive property is ready to move straight into.

The ground floor comprises a welcoming front aspect lounge, providing a comfortable and relaxing living space. To the rear, a separate dining room flows seamlessly into a bright conservatory, creating an excellent entertaining area and enjoying pleasant views over the rear garden. The modern fitted kitchen is both stylish and practical, complemented by an additional utility room offering further storage and workspace. Access from the utility room leads into the single garage, fitted with electric up and over door. Upstairs, the property continues to impress with three well-proportioned bedrooms. Bedroom one is a generous double room, benefiting from built-in wardrobes providing excellent storage. Bedroom two is also a well-sized double, again featuring built-in wardrobes, making it ideal for family members or guests. Bedroom three is a comfortable single room, perfectly suited as a guest bedroom, nursery, or home office. To complete the first floor accommodation is a modern fitted family shower room, finished to a contemporary standard with stylish fixtures and fittings.



Grove Road, Portland, DT5

Approximate Area = 1145 sq ft / 106.3 sq m
 Garage = 141 sq ft / 13 sq m
 Total = 1286 sq ft / 119.3 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). © rlxhcom 2026. Produced for Hull Gregson & Hull (Portland) Ltd. REF: 1406243

Living Room
 15'4 max x 11'11 max (4.67m max x 3.63m max)

Dining Room
 11'1 x 9' (3.38m x 2.74m)

Kitchen
 9'11 x 9'5 (3.02m x 2.87m)

Utility Room
 9'6 max x 9'1 max (2.90m max x 2.77m max)

Conservatory
 9'4 x 7'3 (2.84m x 2.21m)

Bedroom One
 11'6 max x 11' max (3.51m max x 3.35m max)

Bedroom Two
 12'11 max x 9'5 max (3.94m max x 2.87m max)

Bedroom Three
 9'11 x 7'7 (3.02m x 2.31m)

Shower Room

Garage
 15'1 x 9'4 (4.60m x 2.84m)

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 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		Environmental Impact (DEC) Rating	
Current	Potential	Current	Potential
A	A	D	C
Score: 85	Score: 85	Score: 45	Score: 55
Band: A	Band: A	Band: D	Band: C
Energy Efficiency Rating	Energy Efficiency Rating	Environmental Impact (DEC) Rating	Environmental Impact (DEC) Rating
England & Wales	England & Wales	England & Wales	England & Wales

