



Victoria Place
Portland, DT5 2AA



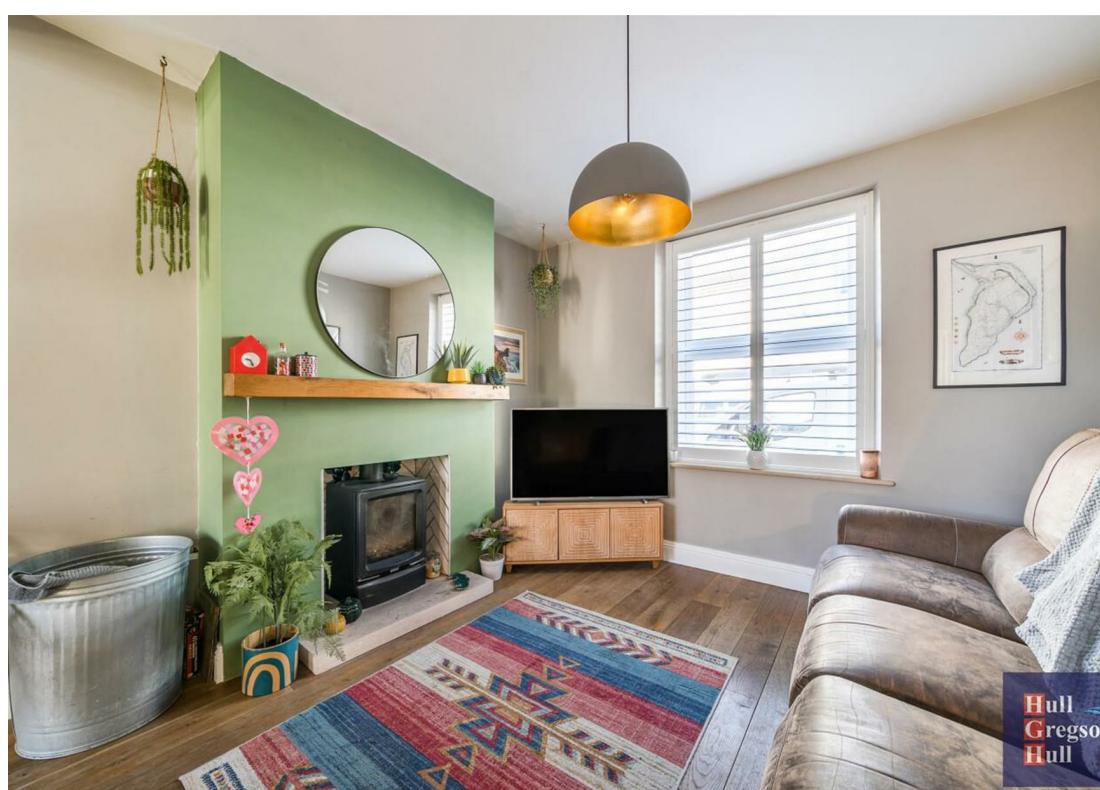
Offers In Excess Of
£260,000 Freehold

Hull
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Hull

Victoria Place

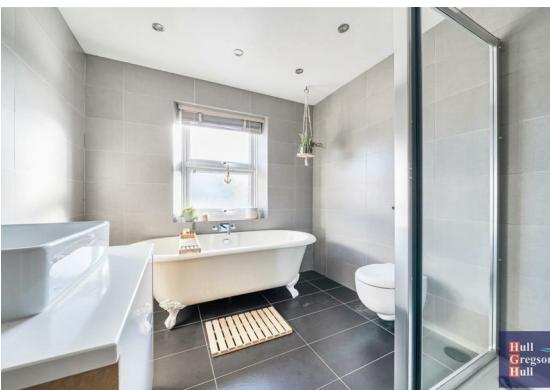
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- Stylish Immaculately-Presented Family Home
- Three Double Bedrooms
- Modern Kitchen and Utility Room with Underfloor Heating & French Doors onto Garden
- Large Family Bathroom with Underfloor Heating & Freestanding Bathtub
- Open-Plan Spacious Light & Airy Living Area
- Beautifully Presented, Low-Maintenance Style Rear Garden with Outbuilding
- Serviced Log Burner
- Built in Shutter Blinds
- Short Walk to Easton Square & Local Amenities
- Plenty of Built-in Storage





This STYLISH, IMMACULately-PRESENTED, THREE DOUBLE BEDROOM FAMILY HOME is presented for sale. The property boasts SIZEABLE ACCOMMODATION, with: MODERN KITCHEN and UTILITY ROOM with UNDERFLOOR HEATING, a LARGE FAMILY BATHROOM with UNDERFLOOR HEATING and FREESTANDING BATHTUB as well as OPEN-PLAN, LIGHT and SPACIOUS LIVING AREA. The house also benefits from a SERVICED LOG BURNER, SHUTTER BLINDS and, externally, a BEAUTIFULLy-PRESENTED, LOW-MAINTENANCE STYLE REAR GARDEN with OUTBUILDING.



The ground floor has been thoughtfully designed to provide a sense of openness and connection throughout. A welcoming living area to the front features a sash-style window and a charming fireplace, seamlessly leading into the open-plan dining room - an ideal space for entertaining or family life. The generous layout allows for a natural flow between the sitting and dining areas, balancing period proportions with a modern, sociable feel.

To the rear, the modern kitchen is fitted with contemporary units and opens onto a useful utility room, offering excellent storage and access to the rear courtyard and detached outbuilding. The layout ensures a cohesive sense of space while maintaining distinct functional zones.

The first floor offers two well-proportioned bedrooms & family bathroom. Bedroom two, positioned at the front, enjoys ample natural light and room for furnishings, while Bedroom Three provides a comfortable guest bedroom, nursery, or study.

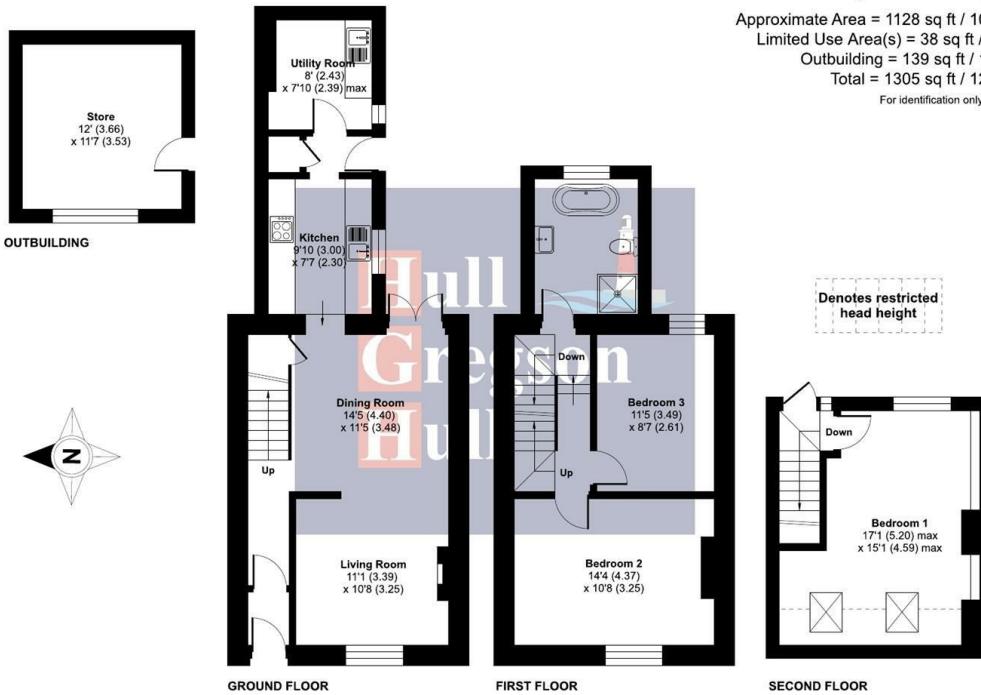
A beautifully appointed family bathroom completes this level, featuring a freestanding roll-top bath, a separate walk-in shower, and high-quality fittings.

Occupying the entire top floor, the principal bedroom is a superb dual-aspect space, flooded with light and full of character. Subtle eaves detailing and areas of restricted head height enhance its charm, creating a tranquil and private retreat.



Victoria Place, Portland, DT5

Approximate Area = 1128 sq ft / 104.7 sq m
 Limited Use Area(s) = 38 sq ft / 3.5 sq m
 Outbuilding = 139 sq ft / 12.9 sq m
 Total = 1305 sq ft / 121.1 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). ©nichécom 2025.
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Lounge Diner
 11'1 x 10'8 (3.38m x 3.25m)

Kitchen
 9'10 x 7'7 (3.00m x 2.31m)

Utility Room
 8 x 7'10 (2.44m x 2.39m)

Outbuilding
 12 x 11'7 (3.66m x 3.53m)

Bathroom

Bedroom One
 17'1 x 15'1 (5.21m x 4.60m)

Bedroom Two
 14'4 x 10'8 (4.37m x 3.25m)

Bedroom Three
 11'5 x 8'7 (3.48m x 2.62m)

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: Terraced House
 Property construction: Standard

Mains Electricity
 Mains Water & Sewage: Supplied by Wessex Water

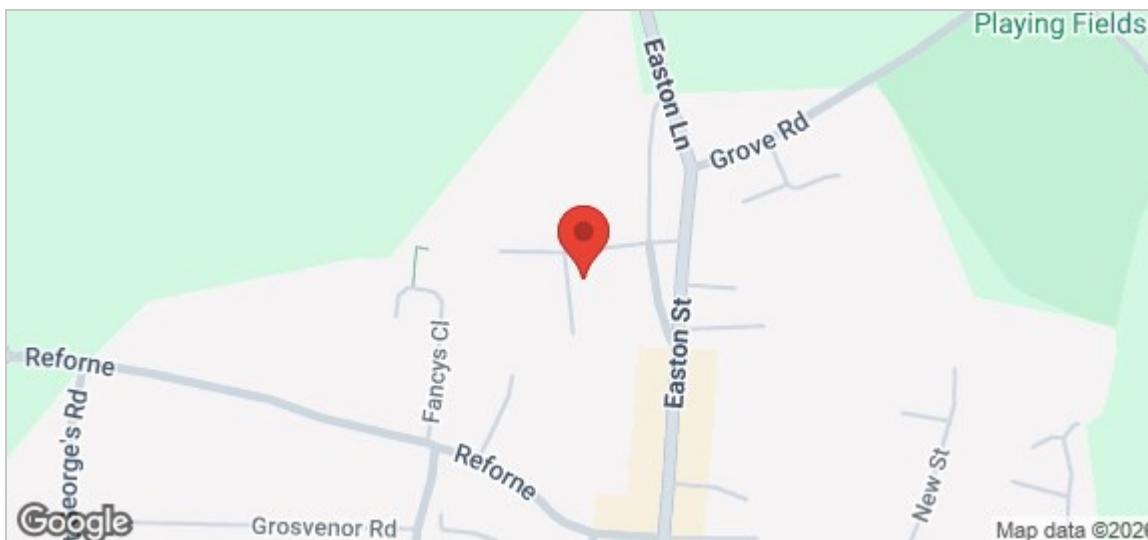
Heating Type: Gas Central Heating

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

Estate Agent Act 1979

*** Please note under the Estate Agents Act 1979 one of the vendors is involved in Estate Agency and works for Hull Gregson Hull Lettings Ltd. ***

Disclaimer



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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			
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	