



96 Avalanche Road
Southwell Portland, DT5 2DL



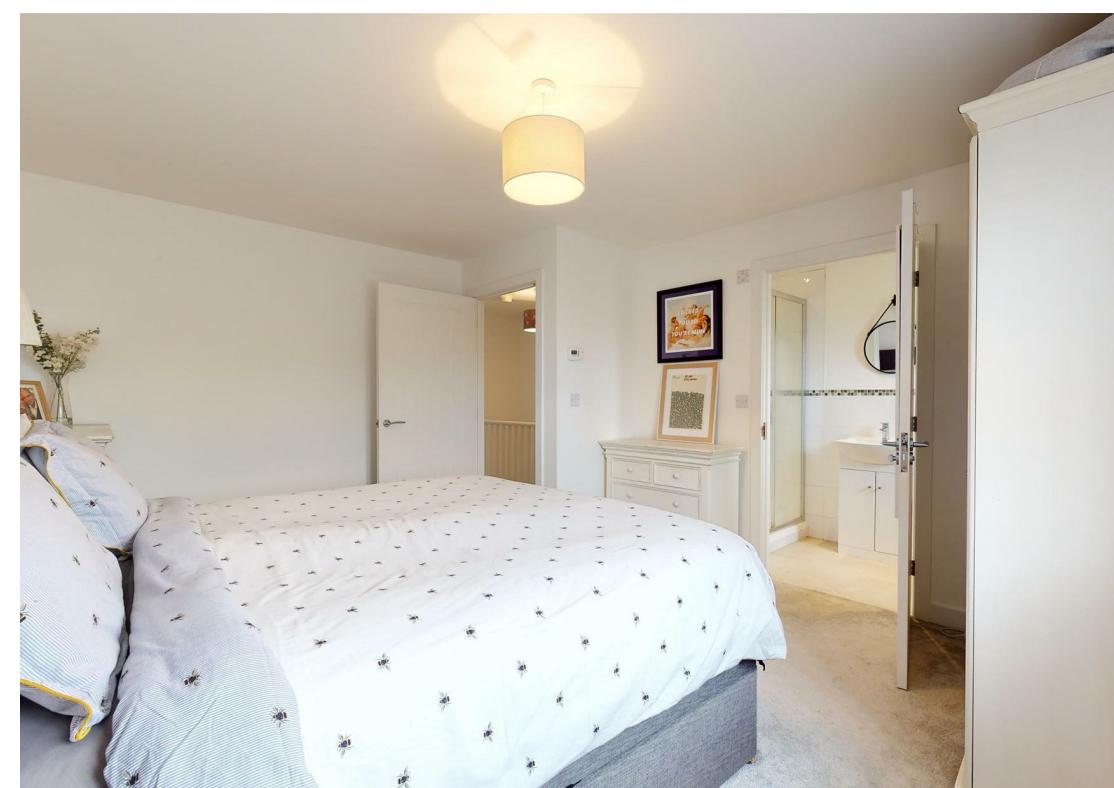
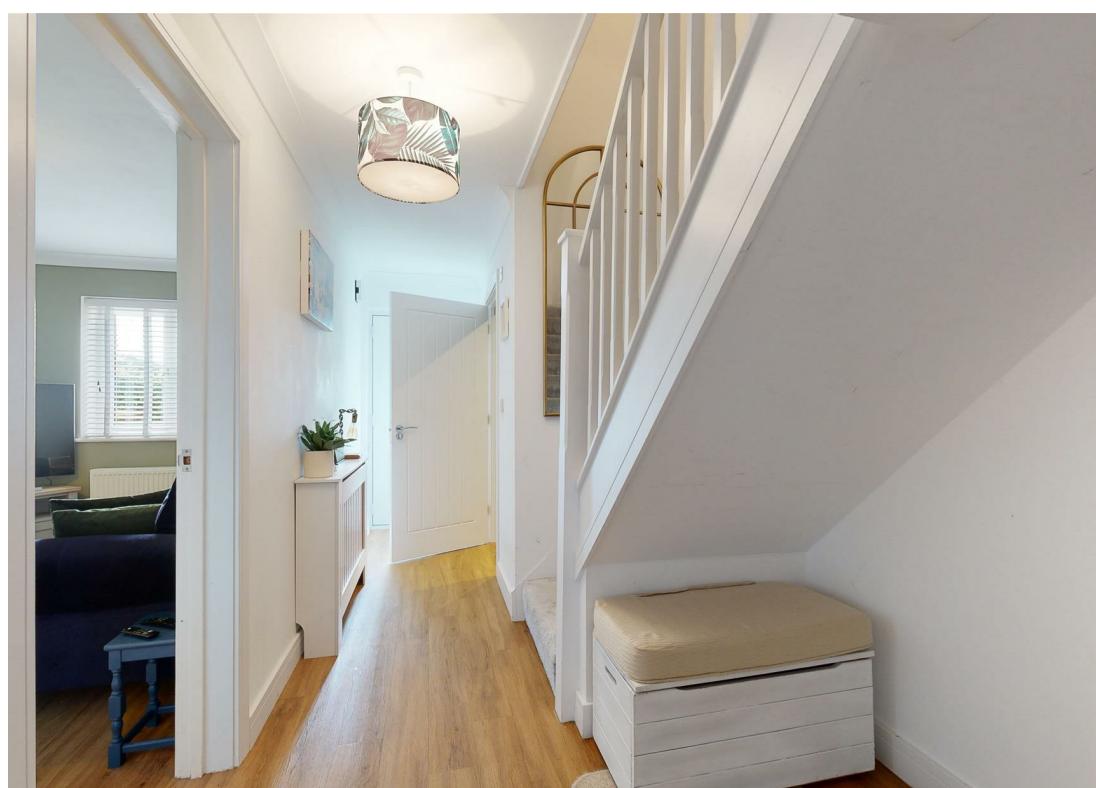
Asking price
£280,000 Freehold

Hull
Gregson
Hull

Avalanche Road

Southwell Portland, DT5 2DL

- Immaculately Presented
- Built by Betterment Properties
- Allocated Parking Space
- Low Maintenance Rear Garden
- Remainder of NHBC
- Open Plan Kitchen / Diner
- Cloakroom
- Ensuite to Primary
- Close to Coastal Walks
- Short Stroll to Amenities





This delightful and well-maintained TWO BEDROOM mid-terraced house is nestled in the friendly and sought-after location of Southwell. The property offers an allocated parking space, generously sized rear garden and well proportioned ground floor accommodation. Built just four years ago, this property benefits from the remainder of a 10 year NHBC.

Accommodation:

Upon entering the property, you step into a generously sized hallway with downstairs WC, doors to ground floor accommodation and stairs to first floor with ample space for under-stair storage.



The front of the property is occupied by a cosy living room with westerly aspect window and double doors through to the kitchen diner. The kitchen is a light and airy space due to its easterly aspect and enjoys double doors out onto the garden as well as ample space for a table. The kitchen itself consists of a range of white gloss units, with grey counter top, inset gas hob with integrated electric oven, extractor fan as well as space for washing machine and fridge freezer.

The ground floor is neutrally decorated throughout with the lounge being painted sage green, adding to the cosy feel. The flooring throughout the ground floor is a wood effect LVT, which is easily maintained.

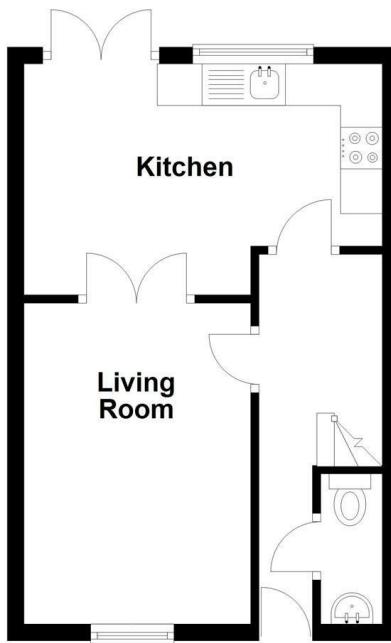
To the first floor are two very well proportioned double bedrooms. The primary room is a sizeable double and overlooks the rear garden with open aspect views towards woodland. This room also enjoys the benefit of an ensuite shower room.

The secondary bedroom is of a south westerly aspect and has ample space for a double bed and furniture. Completing the top floor is family bathroom with panel enclosed bath, low level WC and vanity wash band basin.

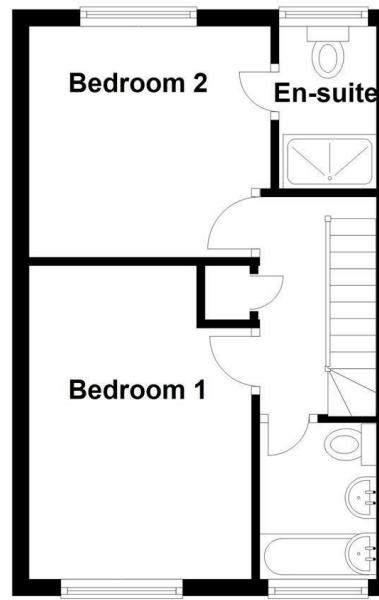
To the rear is a fence enclosed, low maintenance garden which is laid to shingle and partly paved. A gate leads out to the car parking area.



Ground Floor



First Floor



Living Room

14'5" x 8'10" (4.4 x 2.7)

Kitchen

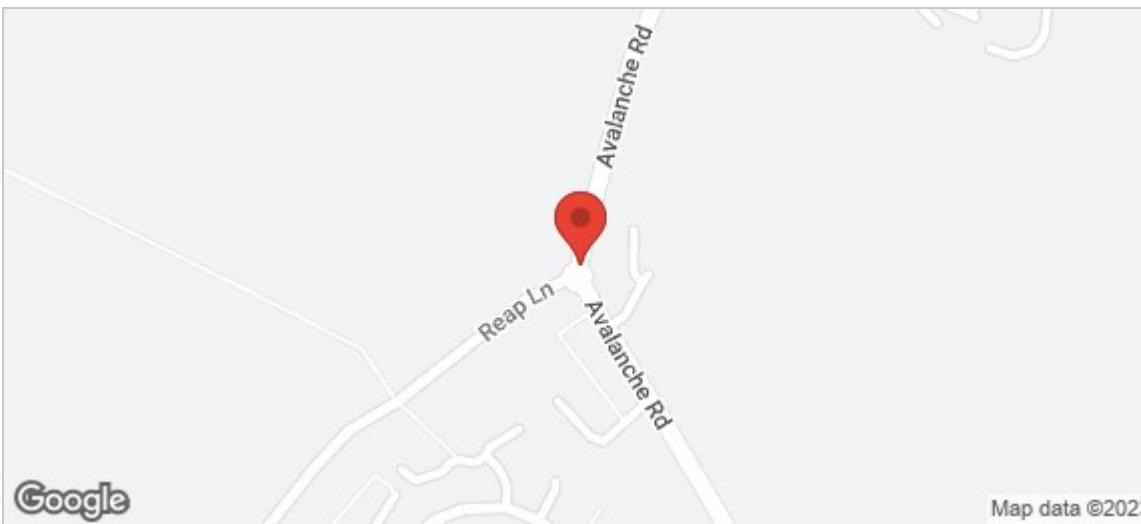
16'0" x 10'9" (4.9 x 3.3)

Bedroom One

13'10" x 11'9" (4.22 x 3.6)

Bedroom Two

9'2" x 13'1" max (2.8 x 4 max)



Map data ©2023

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	84	96
(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 (CO₂) 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	

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