

15 Grove Road
Portland, DT5 1DA

Asking Price £230,000 Freehold

 3  1  1  D

15 Grove Road Portland, DT5 1DA

This is a delightful three-bedroom terraced house on Grove Road in Portland. Arranged over three floors, the property boasts a spacious reception room that welcomes you with warmth and light, making it an ideal space for relaxation or entertaining guests. The three bedrooms provide ample space for family living or can easily be transformed into a home office or guest room, catering to your individual needs. The motivated vendors are keen to find the right buyer, making this an opportune moment to explore the potential of this lovely home. With its attractive Portland stone exterior and proximity to local amenities, this property is not to be missed.

Lounge/Diner 21'5" x 10'11" (6.54 x 3.33)

Front external door opens into the dual aspect lounge/diner with access to the kitchen and stairs rising to the first floor

Kitchen 13'6" x 5'10" (4.14 x 1.79)

Modern fitted gally kitchen with eye level oven, 4 ring gas hob, ample worktop space with eye and base level cupboards, multiple drawers, sink with drainer and side aspect UPVC double glazed window.

Utility Room 11'6" x 5'2" (3.51 x 1.60)

Ample low level cupboards and drawers with counter worktop space above, high level cupboards, space and plumbing for washing machine, UPVC double glazed side aspect window with external door to the garden

Bedroom 1 21'2" x 12'0" (6.46 x 3.68)

Second floor double bedroom, 2 double glazed Velux windows with UPVC double glazed windows below, stairs opening directly into the room with storage cupboard above, high ceilings with exposed beams.

Bedroom 2 8'5" x 10'11" (2.57 x 3.33)

First floor double bedroom with front aspect UPVC double glazed window

Bedroom 3 6'0" x 12'8" (1.85 x 3.88)

First floor single bedroom with rear aspect UPVC double glazed window.

Bathroom

Large fully tiled family bathroom with separate bath and corner shower, hand wash basin, WC and side aspect UPVC double glazed window





Outside

Low maintenance rear garden laid to artificial grass and concrete hardstanding and with access from the utility room and via the rear access gate.

Council Tax

Band A

Other Information

Construction

Stone wall construction with elevations under a tiled roof

Broadband (estimated speeds)

Standard - 16 mbps

Superfast - 64 mbps

Ultrafast - 1800 mbps

Flood Risk

Rivers & Seas - Very Low

Surface Water - Very Low

Services

The property is supplied with mains gas, electricity and water, and mains drainage.

Legal Disclaimer

LEGAL 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 & 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.



Floor Plan



Viewing

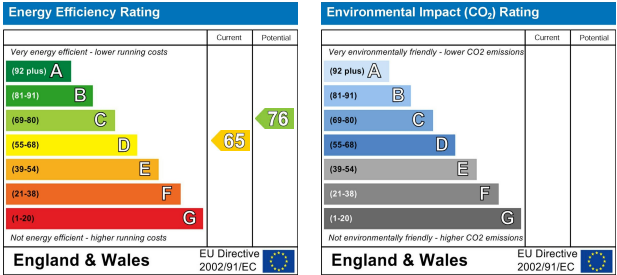
Please contact our Hull Gregson & Hull Weymouth Office on 01305 776 666 if you wish to arrange a viewing appointment for this property or require further information.

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 & 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.

Area Map



Energy Efficiency Graph



35 St Thomas Street, Weymouth, DT4 8EJ
Tel: 01305 776 666 Email: property@hgh.co.uk www.hgh.co.uk