



35a Reforne
Portland, DT5 2AL

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Offers In Excess Of
£285,000 Freehold

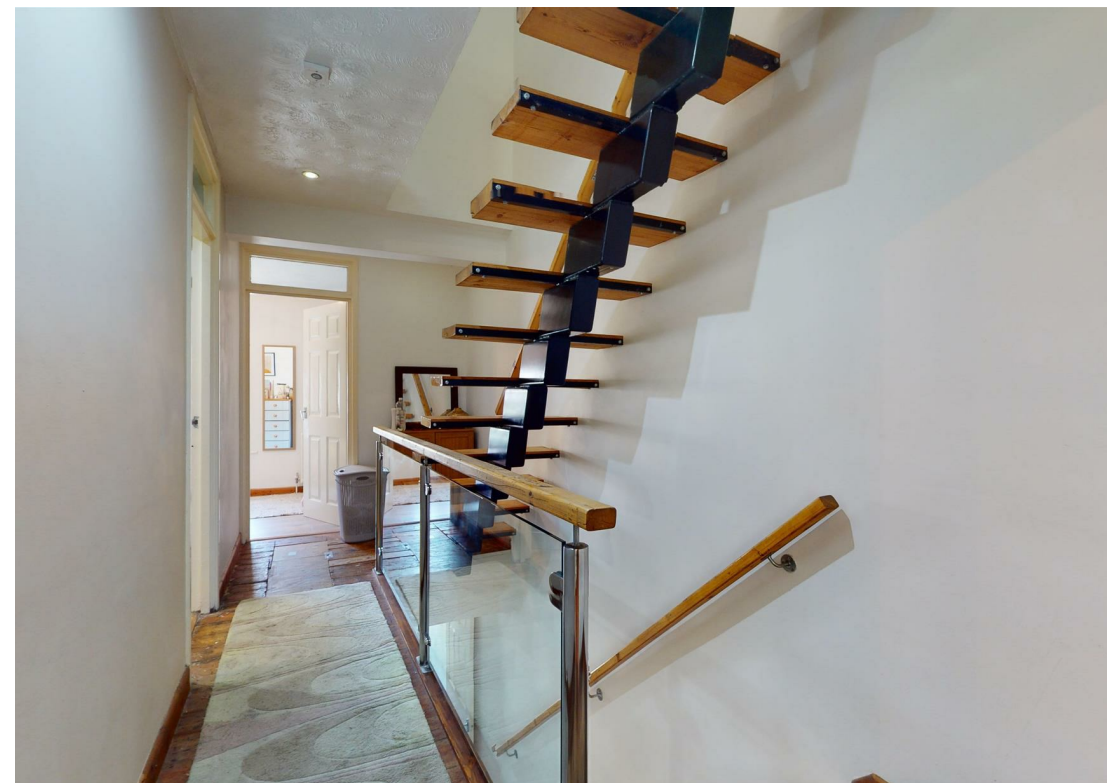
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Reforne

Portland, DT5 2AL

- Four Double Bedrooms
- Well Presented
- Modern Fitted Kitchen
- Modern Fitted Bathroom
- Three Storeys
- Southerly Facing Garden
- Integral Garage
- Spacious Accommodation
- Near Easton Square
- Desirable Location





This Well-Presented, FOUR BEDROOM, characterful town house with SOUTHERLY FACING REAR GARDEN, is the perfect family sized home!



The ground floor accommodation consists of an initial entrance porch, with door leading to an integral garage to include both power and light. A secondary door then leads to the main entrance hallway. At the rear of the ground floor accommodation is a sizeable kitchen/diner, with the kitchen



offering a range of modern wall and base level units and ample space for a dining table and chairs. A door then provides access to the rear garden.

Stairs from the hallway then ascend to the first floor, where a light and airy living room can be found. The living room is of generous proportions and has a Southerly facing aspect. Bedroom one is a great sized double bedroom with ample space for a large wardrobe. The modern fitted bathroom benefits from a panelled bath, separate spacious shower cubicle, low level W.C and wash hand basin.



Stairs then ascend to the second floor, which consists of three spacious double bedrooms, making this a fantastic sized family home.

Externally, the benefits from a Southerly facing rear garden. The garden has a low-maintenance feel, with an initial patio area with the remainder laid to shingle. There is a side garden garden. A hot tub is also included at the preference of the purchaser.



Kitchen/Diner
13'1" x 9'8" (4.01m x 2.95m)

Garage

Living Room
14'9" x 9'1" (4.5m x 2.77m)

Bedroom One
15'5" x 10'7" (4.72m x 3.23m)

Bathroom

Bedroom Two
10'2" x 9'2" (3.1m x 2.8m)

Bedroom Three
10'9" x 9'1" (3.28m x 2.77m)

Bedroom Four
15'5" x 8'6" (4.7m x 2.6m)

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.

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: End Terrace
Property construction: Stone
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.
<https://checker.ofcom.org.uk/>



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		60	
(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	

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