



13 Park Road
Portland, DT5 2AD

 3  1  2  E

Offers In Excess Of
£325,000 Freehold

Hull 
Gregson
Hull

Park Road

Portland, DT5 2AD

- End Of Terrace Family Home
- Three Bedrooms
- Open Plan Lounge/Diner
- Modern Fitted Kitchen
- Family Bathroom
- Off Road Parking
- Garage
- Family Friendly Garden
- Close To Amenities & School
- Highly Popular Location





Boasting WELL PRESENTED light and airy GENOURS ACCOMMODATION arranged over three floors. THREE BEDROOM end of terrace FAMILY HOME, situated within walking distance of local amenities and school. This ideal family home offers a LARGE OPEN PLAN LOUNGE/DINER, modern fitted KITCHEN/BREAKFAST ROOM, three bedrooms and FAMILY BATHROOM. Fitted with gas central heating and double glazing throughout. Externally to the front of the property there is OFF ROAD PARKING, a enclosed REAR GARDEN and a detached single GARAGE.



Entering the property you are greeted by a welcoming entrance hallway, which in turn provides access to the open plan lounge/diner. The lounge is a front aspect room with large feature bay window, which allows ample amounts of natural light to flood the room. The lounge further features a Portland Stone fireplace. The dining area is a deceptive space, sizeable enough to house a family table and chairs. Leading on from the dining area is the modern fitted kitchen. The kitchen offers a range of colour matching eye and base level storage cupboards and space for free standing domestic appliances. A rear door from the kitchen provides access out to the rear garden. To complete the ground floor accommodation located off from the kitchen is a additional seating area with dual aspect windows enjoying views out to the rear garden. Stairs rise to the first floor where bedroom one, two and family bathroom are located. Bedroom one is a light and airy front aspect double bedroom benefitting from built in storage. Bedroom two is an ideal guest room, over looking the rear of the property. The modern fitted family bathroom comprises a large walk in shower, wash hand basin and WC. From the bathroom access can be gained to an additional room which offers a versatile use for either a dressing room or storage. Stairs rise once again to the second floor to bedroom three which is a further double bedroom with three large Velux windows.



Externally to the front of the property there is a hard standing drive providing off road parking. The vendors inform us that there is a single garage belonging to the property located behind the Tesco store, which is leasehold, they have paid £80 per year to Portland Stone for this previously but we await confirmation on the cost of this for 2024/2025. The rear garden is an enclosed space offering a mixture of hard standing and lawn.



Open Plan Lounge/Diner

10'6" x 27'7" (3.21 x 8.41)

Open Plan Kitchen/Breakfast Room

7'7" x 30'3" (2.33 x 9.23)

Bedroom 1

12'6" x 15'1" (3.83 x 4.62)

Bedroom 2

7'6" x 12'9" (2.31 x 3.91)

Bathroom

7'9" x 8'0" (2.38 x 2.44)

Dressing Room Area

7'5" x 9'8" (2.27 x 2.95)

Bedroom 3

11'1" x 14'6" (3.38 x 4.44)

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: Terrace

Property construction: Standard Construction

Mains Electricity

Mains Water & Sewage: Supplied by Wessex Water

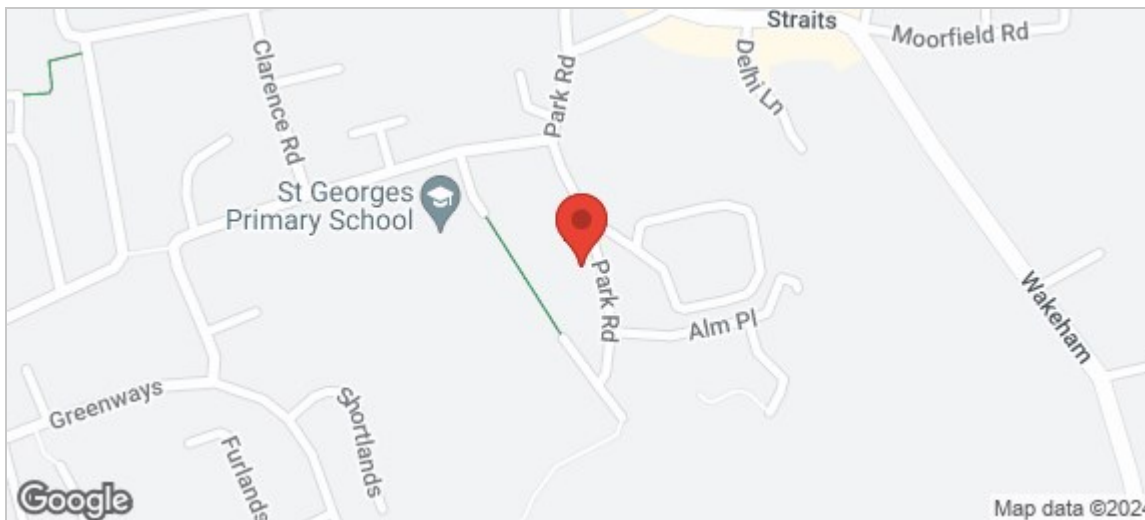
Heating Type: Gas

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

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 firms employment has the authority to make or give any representation or warranty in respect of the property.



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	

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