



**2 Eastville Cottages Weston Road**

Portland, DT5 2DD

 3  1  1  E

**Asking Price**  
**£260,000 Freehold**

**Hull**  
**Gregson**  
**Hull**  
01305 822222  
hgh.co.uk  
**FOR SALE**

**Hull**   
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**Hull**

# Weston Road

Portland, DT5 2DD

- Three Bedroom Cottage
- Well Presented Throughout
- Cottage Style Garden
- Modern Bathroom
- Light and Airy Accommodation
- Two Reception Rooms
- Feature Fireplaces
- Close to Amenities
- On a Bus Route
- Short Stroll to Coastal Walks





3D VIRTUAL TOUR AVAILABLE!

A CHARMING, three bedroom, three storey cottage, situated in WESTON, ideally situated moment from the shops, amenities and bus route. The property boasts spacious accommodation and a low maintenance garden.



The ground floor accommodation comprises a cosy living room, with feature wood burning stove. A well proportioned dining room with French doors opening onto the rear garden. Completing the ground floor accommodation is a modern fitted



kitchen comprising a range of wall and base level units.

The first floor accommodation comprises a feature sized main bedroom, secondary double bedroom offering multi use (currently configured as a study). The family bathroom is also on the first floor and comprises a panelled bath with electric shower over, low level W.C and pedestal wash hand basin.

Stairs then ascend to the second floor, where you are greeted by a tremendously proportioned bedroom, with dual aspect windows allowing for plenty of natural light. Sea glimpses can be see from the top floor, with a pretty outlook on offer on both sides.



Externally, access is gained to the property via a paved path in the front garden. The remainder is predominately patio. To the rear, the garden is also laid to patio with large storage shed included. There is a modern decking area, offering a pleasant place to sit out in the warmer months. There is a garden gate providing private rear access.



**Living Room**  
11'2 x 10'6 (3.40m x 3.20m)

**Dining Room**  
11'4 x 11'0 (3.45m x 3.35m)

**Kitchen**  
10'5 x 6'1 (3.18m x 1.85m)

**Bedroom 1**  
20'10 x 13'11 (6.35m x 4.24m)

**Bedroom 3**  
11'4 x 8'9 (3.45m x 2.67m)

**Bedroom 2**  
11'2 x 13'11 (3.40m x 4.24m)



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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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