

**Hull
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FOR SALE

Shepherds Croft

Portland, DT5 1DJ



**Offers Over
£280,000 Freehold**



Shepherds Croft

Portland, DT5 1DJ

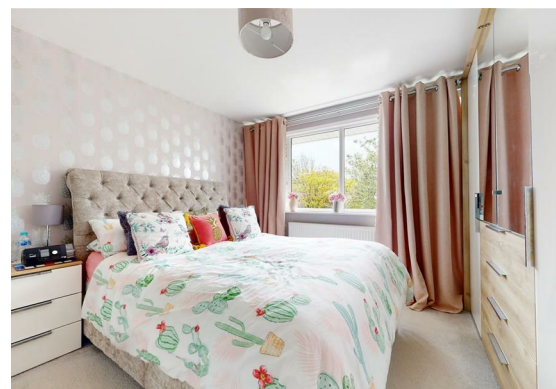
- Three Bedroom
- Semi-Detached
- Well Presented
- Stunning Bathroom
- New Double Glazing
- Modern Kitchen
- Utility Room
- Downstairs W.C
- Garage
- Driveway





A BEAUTIFULLY PRESENTED, THREE BEDROOM semi-detached family home with GARAGE & DRIVEWAY situated off The Grove on Portland, offered with NO ONWARD CHAIN!

The ground floor accommodation offers an initial entrance porch, with ample space for shoes and coats. A door then leads to an entrance hallway. The kitchen comprises a range of wall and base level units, with integrated appliances to include a Hotpoint oven with grill and four ring gas hob with a fitted extractor hood. There is space and plumbing for a dishwasher. A utility room provides space and plumbing for both a



washing machine and tumble-dryer. A door then leads to an integral garage offering both power and light, and there is also a downstairs cloakroom comprising a W.C and wash hand basin accessible off of the utility room.

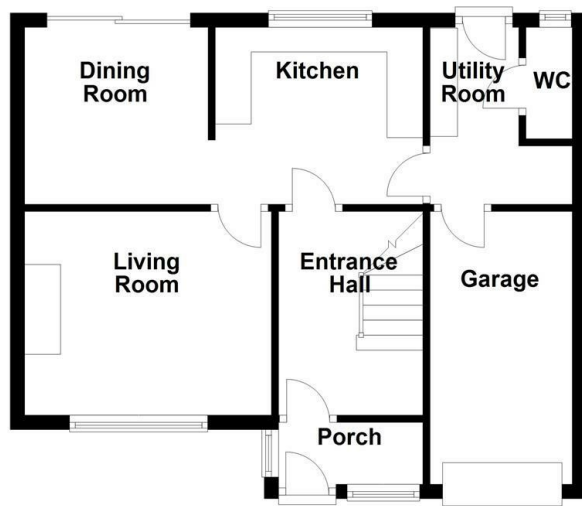
The living room is a generous size and offers a feature open fire, perfect for cosy winter nights. A large double glazed window allows for plenty of natural light. Completing the ground floor accommodation is a well-proportioned dining room with feature patio door offering a pleasant outlook onto the rear garden.

The first floor accommodation comprises two large double bedrooms, with the main bedroom benefitting from a fitted wardrobe. The third and final bedroom is a reasonably sized single with fitted wardrobe. The bathroom is been recently fitted and offers a panelled bath with shower attachment, separate shower cubicle, low-level W.C and wash hand basin with built in vanity.

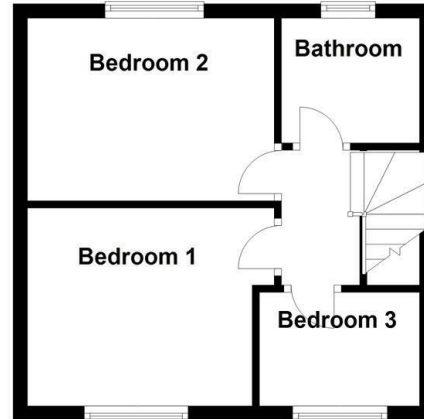


Externally, the front garden is laid to lawn with driveway and garage. The rear garden is predominantly laid with a nice decking, offering a great place to sit out in and enjoy the sunshine during the warmer months. There is also a rear garden gate.

Ground Floor



First Floor



Living Room
(15'3" x 11'5" ((4.67m x 3.48)

Dining Room
11'1" x 9'3") (3.38m x 2.84m))

Kitchen
9'10" x 9'3") (3.02m x 2.84m))

Utility Room
7'5" (max) x 9'8" (2.27m (max) x 2.97)

W.C
4'5" x 2'11" (1.35 x 0.90)

Garage
9'1" x 15'1" (2.77m x 4.62m)

Bedroom One
11'5" x 9'8" (3.48m x 2.97m)

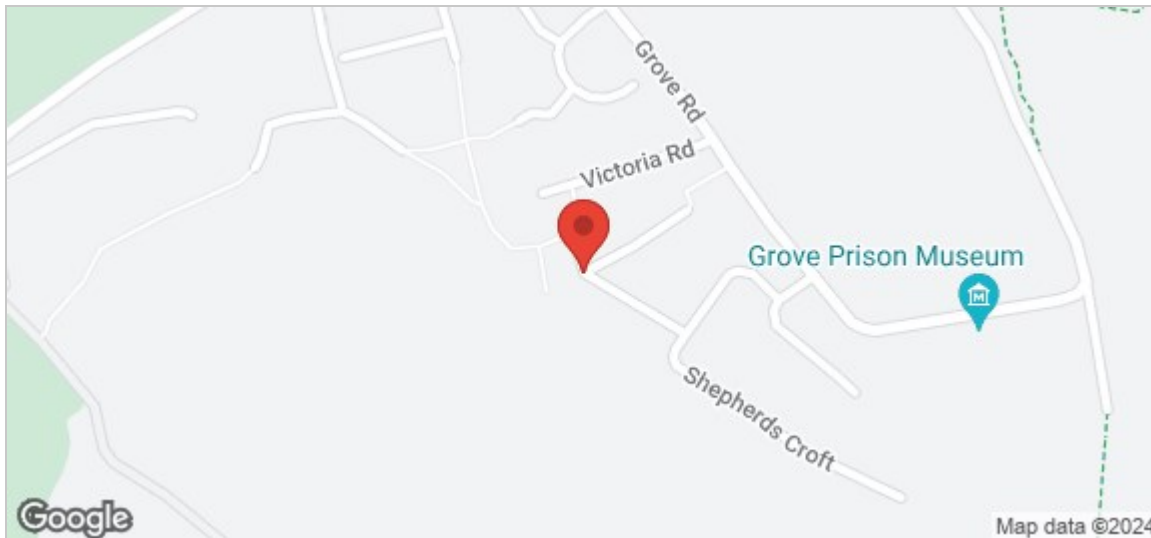
Bedroom Two
12'9" x 9'3" (3.91m x 2.84m)

Bedroom Three
3.02m x 2.31m

Bathroom
8'11" x 6'0" (2.72m x 1.83m)

Agents Notes

The vendors advise us that the boiler has a 11 year warranty remaining (approximately) and the property has had new double glazing installed throughout most of the house (Spring 2023).



| 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 | | |