

Clarence Road  
Portland, DT5 2BA



Asking Price  
£250,000 Freehold

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**Hull**





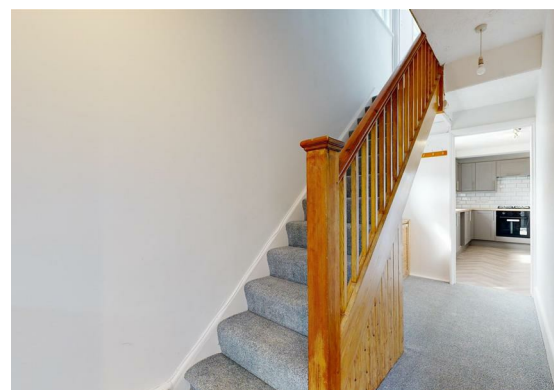
## Clarence Road

Portland, DT5 2BA

- End Of Terrace Family Home
- Recently Modernised & Refurbished Throughout
- Three Double Bedrooms
- Two Reception Rooms
- Modern Fitted Kitchen
- Lean-To Garden Room
- Family Bathroom & Downstairs Shower Room
- Detached Garage
- Enclosed Rear Garden
- Offered For Sale With No Onward Chain







Being offered for sale with NO ONWARD CHAIN is this THREE DOUBLE bedroom END OF TERRACE FAMILY HOME, which has been recently MODERNISED AND REFURBISHED while retaining some of its period features. This ideal family home offers TWO RECEPTION ROOMS, a newly fitted MODERN KITCHEN, ground floor SHOWER ROOM & FAMILY BATHROOM. Externally there is FAMILY FRIENDLY rear garden and a DETACHED SINGLE GARAGE.

Entering the property you are



greeted by a welcoming entrance hallway, where doors lead to all principal rooms. This ideal family home benefits from a front aspect lounge and a separate dining room. A beautifully presented modern fitted kitchen, boasting a wide selection of colour matching eye and base level storage cupboards, integral oven and hob. There is further space for free standing domestic appliances, including plumbing for a washing machine. Leading on from the kitchen, the rear porch provides access to the ground floor shower room and the garden. To complete the ground floor accommodation, there is a small garden room which also provides access to the garden.

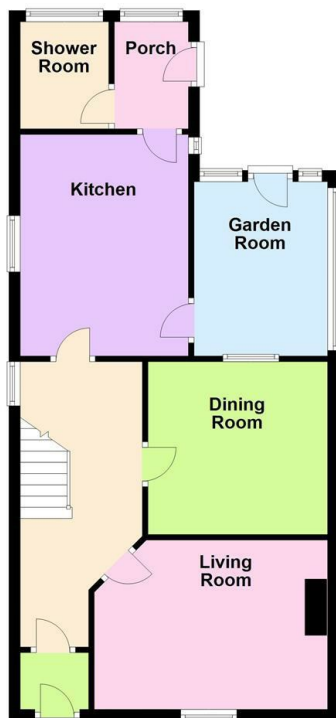
Stairs rise to the first floor where bedrooms one, two, three and the family bathroom are located. Bedroom one is a front aspect double bedroom benefitting from built in storage. Bedrooms two and three are further double bedrooms. The family bathroom comprise a modern white suite offering shower, wash hand basin and WC. The large, unimpeded loft space offers potential for conversion to another good sized room (STPP).



Outside, the garden is a family friendly space offering a mixture of mature shrubs, plants and lawn area. There is also a useful wooden shed. This ideal family home further benefits from a detached single garage with power supply and an electric up and over door.

The property is close to all the amenities of Easton, including shops, cafes and an excellent bus service. It is also ideally situated for the supermarket, GP surgery and primary school.

## Ground Floor



## First Floor



## Living Room

11'4 x 12'2 (3.45m x 3.71m)

## Dining Room

11'4 x 10'5 (3.45m x 3.18m)

## Kitchen

13'9 x 9' (4.19m x 2.74m)

## Garden Room

10'9 x 5'11 (3.28m x 1.80m)

## Downstairs Shower Room

5'10 x 6'1 (1.78m x 1.85m)

## Bedroom One

10'11 x 8'11 (3.33m x 2.72m)

## Bedroom Two

11'2 x 10'7 (3.40m x 3.23m)

## Bedroom Three

11'5 x 9' (3.48m x 2.74m)

## Family Bathroom

7'7 x 5'7 (2.31m x 1.70m)

## Garage

## 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 of Terrace

Property construction: Standard

Mains Electricity

Mains Water & Sewage: Supplied by Wessex Water

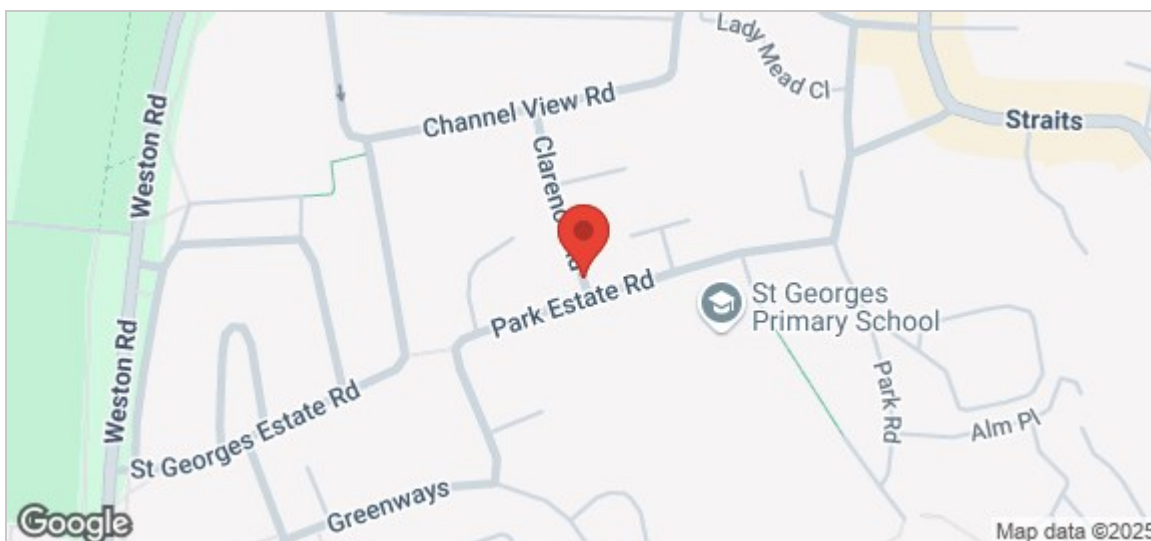
Heating Type: Gas Central Heating

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

[checker.ofcom.org.uk/](https://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 firm's 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 <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (82 plus) A                                                     |                         |           |
| (61-81) B                                                       |                         |           |
| (39-60) C                                                       |                         |           |
| (15-48) D                                                       |                         |           |
| (9-34) E                                                        |                         |           |
| (1-38) F                                                        |                         |           |
| (1-20) G                                                        |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |

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