

Grosvenor Road

Portland, DT5 2BH



Guide Price
£250,000 Freehold



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- End Of Terrace Family Home
- Three Double Bedrooms
- Accommodation Arranged Over Three Floors
- Spacious Front Aspect Lounge
- Open Plan Modern Fitted Kitchen/Diner
- Sizeable Family Bathroom
- Enclosed Family Friendly Garden
- Ideal Investment Or Starter Home
- On Street Parking
- Popular Residential Location





**** 3D Walkthrough Tour Available****

A WELL PRESENTED light and airy END OF TERRACE FAMILY HOME arranged over three floors. This deceptively spacious THREE BEDROOM family home benefits from a GENEROUS SIZED LOUNGE/DINER, modern open plan KITCHEN/DINER and a large FAMILY BATHROOM. The rear garden is a private ENCLOSED FAMILY FRIENDLY space offering side access.



Upon entering the property you are greeted by a welcoming entrance hallway, from the hallway access is gained to the sizeable open plan lounge/diner. This room is a spacious



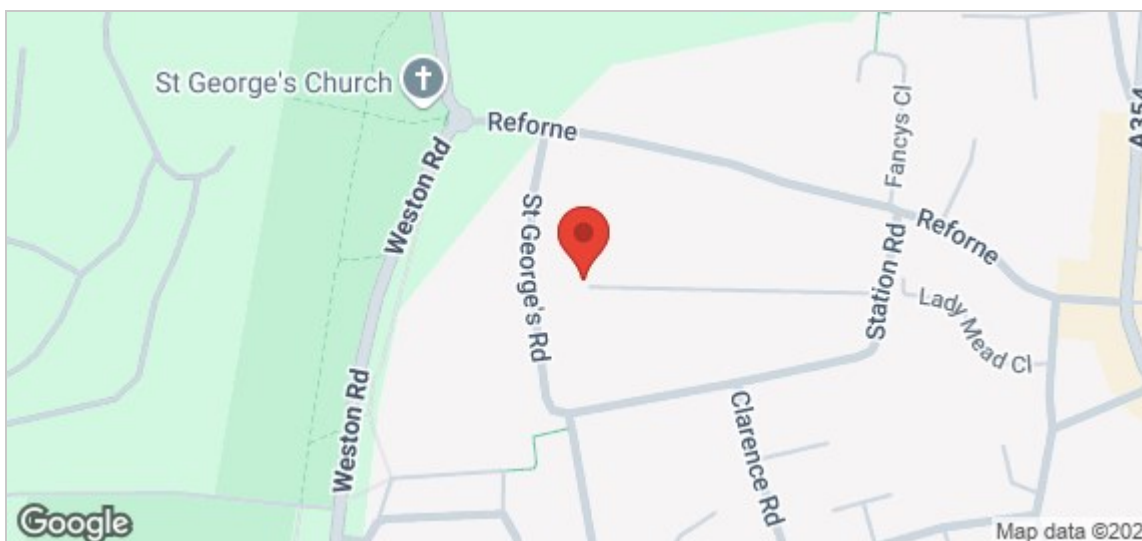
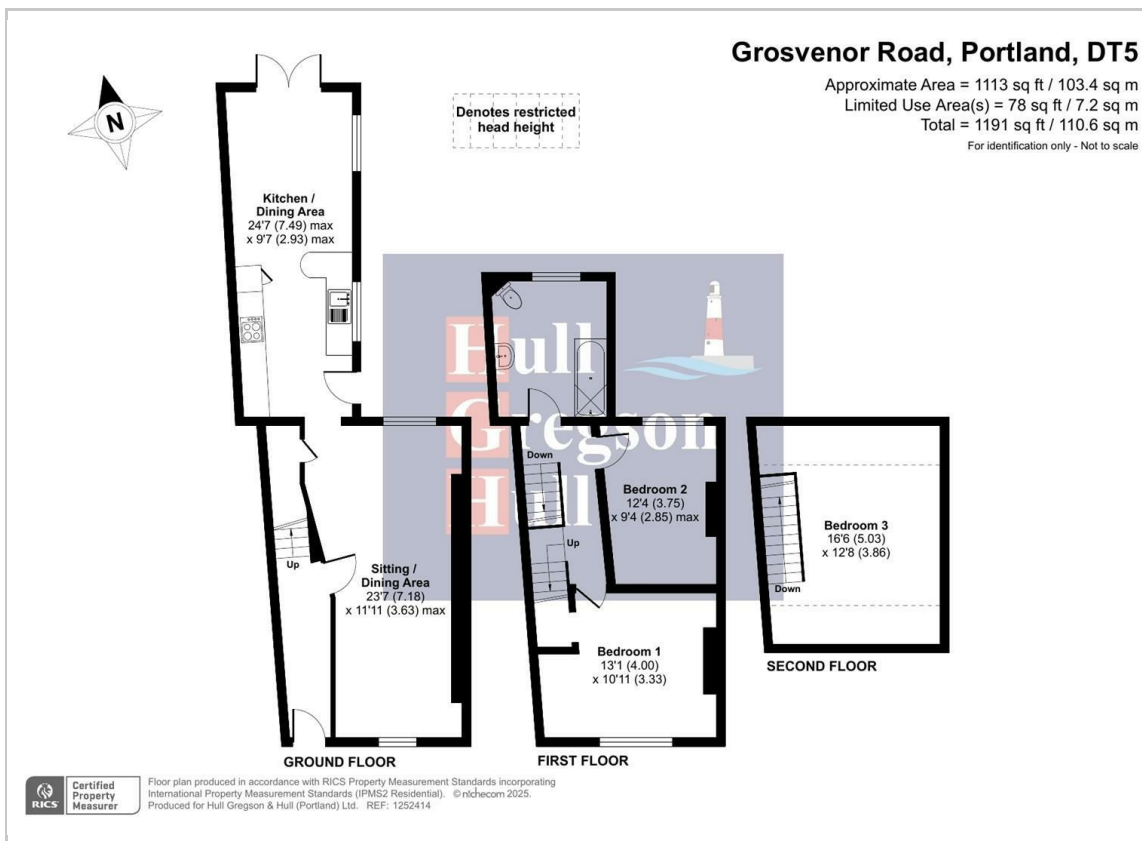
open plan space, offering front and rear aspect window, allowing ample amounts of natural light to flood the room. The room is set up into two sections with a lounge area to the front, with the rear area currently being used by the vendors as a home office space. Leading on from the lounge/diner access is gained to the fantastic open plan kitchen/diner. The kitchen area offers a selection of colour matching eye and base level storage cupboards and space for a range of domestic appliances. From the kitchen area a rear door provides access out to the rear garden. Leading onto the kitchen area is a dining space sizeable enough to house a six person table and chairs, making this a real hub of this family home. French doors from the dining area open out to the rear garden.

Stairs rise to the first floor where bedrooms one, two and family bathroom are located. Bedroom one is a spacious front aspect double bedroom, bedroom two is a further double room, over looking the rear garden. The family bathroom is a excellent size comprising a modern suite with bath, wash hand basin and WC.



Stairs rise again to the second floor where bedroom three is located. This is a superb double bedroom with character wooden beams and rear aspect Velux window.

The rear garden is a sunny fully enclosed private space, benefitting from a mixture of patio seating area, lawn and shingle. There is a side access gate leading to the front of the property.



Sitting/Dining Area
23'7 x 11'11 max (7.19m x 3.63m max)

Kitchen/Diner
24'7 max x 9'7 max (7.49m max x 2.92m max)

Bedroom One
13'1 x 10'11 (3.99m x 3.33m)

Bedroom Two
12'4 x 9'4 max (3.76m x 2.84m max)

Bedroom Three
16'6 x 12'8 (5.03m x 3.86m)

Family Bathroom

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/

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	76

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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