Augusta Road

Portland, DT5 1DE

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Asking Price
£260,000 Freehold

Hull
Gregson
Hull

Augusta Road

Portland, DT5 1DE

- Three Bedroom Semi Detached House
- Well-sized Garage
- Driveway for Several Cars
- Some Views from the Front
- Utility Room with Garden and Driveway Access
- Sizeable Rear Garden, Mostly Laid to Lawn
- Two Reception Rooms
- Two Large Double Bedrooms, One Large Single Bedroom
- Family Bathroom to First Floor
- Viewings Highly Advised

A THREE BEDROOM SEMI-DETACHED HOME offering GENEROUS LIVING SPACE and EXCELLENT POTENTIAL TO MODERNISE AND EXTEND (STPP). This adaptable property features a FRONT ASPECT LIVING ROOM, a SPACIOUS KITCHEN/DINING AREA with scope for reconfiguration, WELL-PROPORTIONED BEDROOMS and a FAMILY BATHROOM. Externally, the property benefits from OFF ROAD PARKING and a SIZEABLE REAR GARDEN.

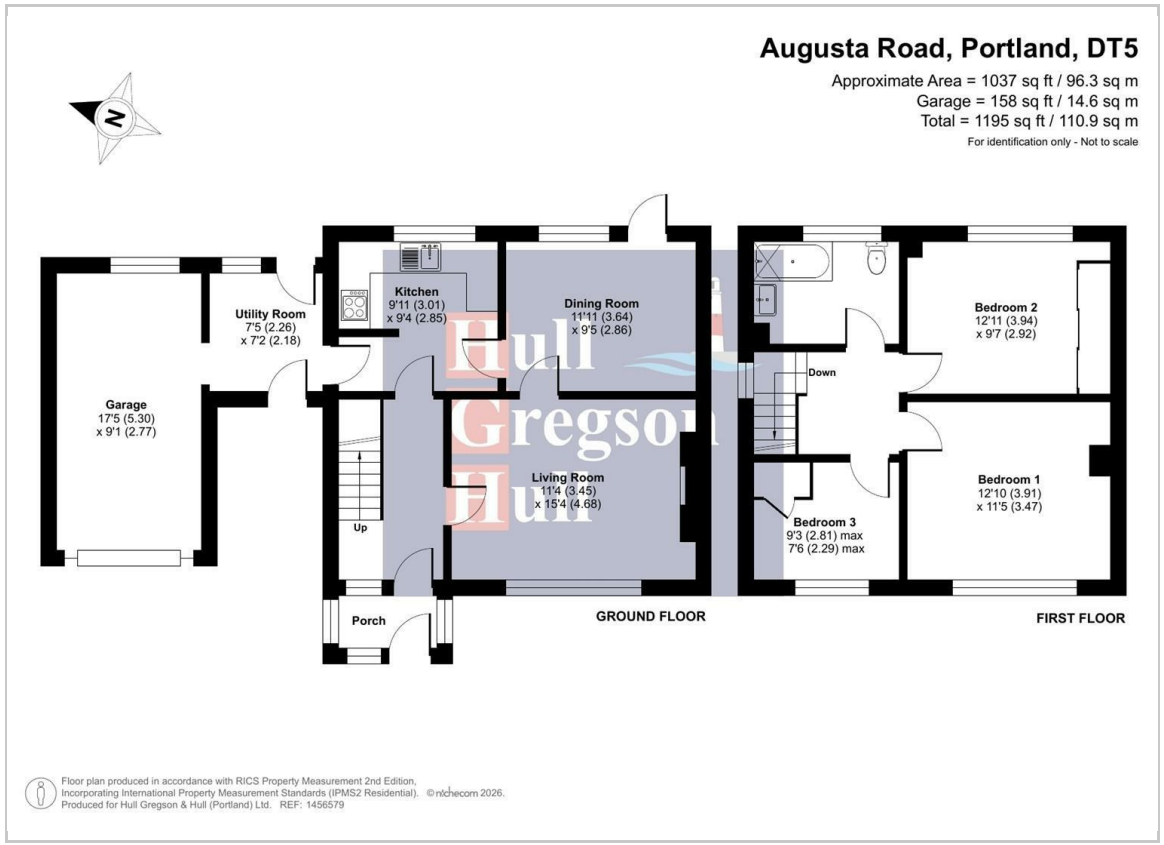
Upon entering, there is an inviting hallway that provides a natural introduction to the rest of the home and offers a practical layout for everyday living.

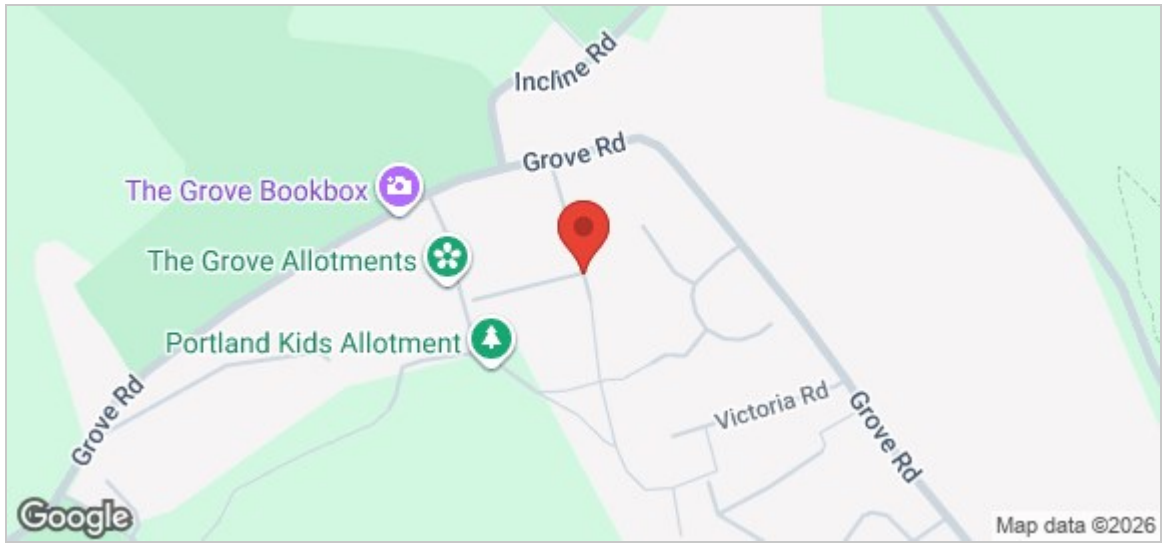
The main living area presents a comfortable and versatile space, with good natural light and plenty of potential to reconfigure or style to suit individual tastes. Whether used as a cosy retreat or an entertaining space, it offers flexibility to adapt as needs evolve.

The kitchen provides a functional layout with ample worktop and storage space, while also offering clear opportunities for modernisation or reconfiguration into a more open-plan arrangement if desired. There is room for dining, creating the potential for a sociable hub at the heart of the home.
The bedrooms are well-proportioned and offer comfortable accommodation, each with scope to enhance through cosmetic updates or improved storage solutions. They provide a solid base for creating stylish and relaxing personal spaces.

The bathroom is arranged with a practical layout and presents an opportunity for upgrading to suit modern preferences and add further value.

Externally, the property benefits from an outdoor area that lends itself well to improvement. Whether landscaped into a low-maintenance garden, a seating area, or a more vibrant outdoor space, there is clear potential to maximise its use.





Living Room
11'3" x 15'4" (3.45 x 4.68)

Dinning Room
3'64 x 2'86 (0.91m x 0.61m)

Kitchen
9'11 x 9'4 (3.02m x 2.84m)

Utility Room
7'5 x 7'2 (2.26m x 2.18m)

Bedroom One
12'10 x 11'5 (3.91m x 3.48m)

Bedroom Two
394 x 9'7 (120.09m x 2.92m)

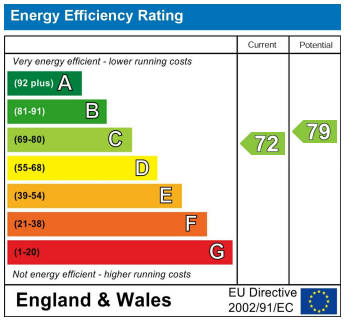
Bedroom Three
9'3 x 7'6 (2.82m x 2.29m)

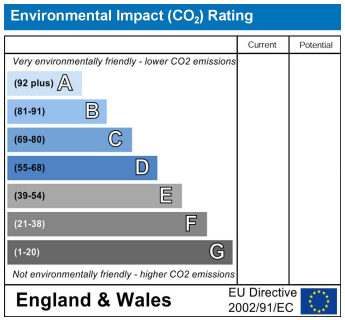
Garage
17'5 x 9'1 (5.31m x 2.77m)

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: Semi Detached
Property construction: Standard
Tenure: Freehold
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





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