

Victoria Place

Portland, DT5 2AA

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Offers In Excess Of
£240,000 Freehold

Hull Gregson Hull

Victoria Place

Portland, DT5 2AA

- Beautiful Two Bedroom Period Home
- Feature Fireplace And Period Details
- Dual Aspect Living Room
- Modern Kitchen With Utility Area
- South Facing Stunning Garden
- Shower Room and Family Bathroom
- Two Good-Sized Bedrooms
- Close To Local Amenities
- Bright And Airy Throughout
- Outbuilding With Power















A BEAUTIFULLY PRESENTED and deceptively spacious TWO BEDROOM PERIOD HOME situated in the SOUGHT-AFTER AREA of Victoria Place, Portland, close to LOCAL AMENITIES, offering CHARACTERFUL accommodation arranged over two floors together with attractive OUTSIDE SPACE and versatile outbuilding.



This bright and airy home is full of charm and original features throughout, including tall ceilings with decorative coving, an elegant archway within the hallway, original flooring in the entrance porch and a feature character fireplace forming a focal point of the impressive living room.

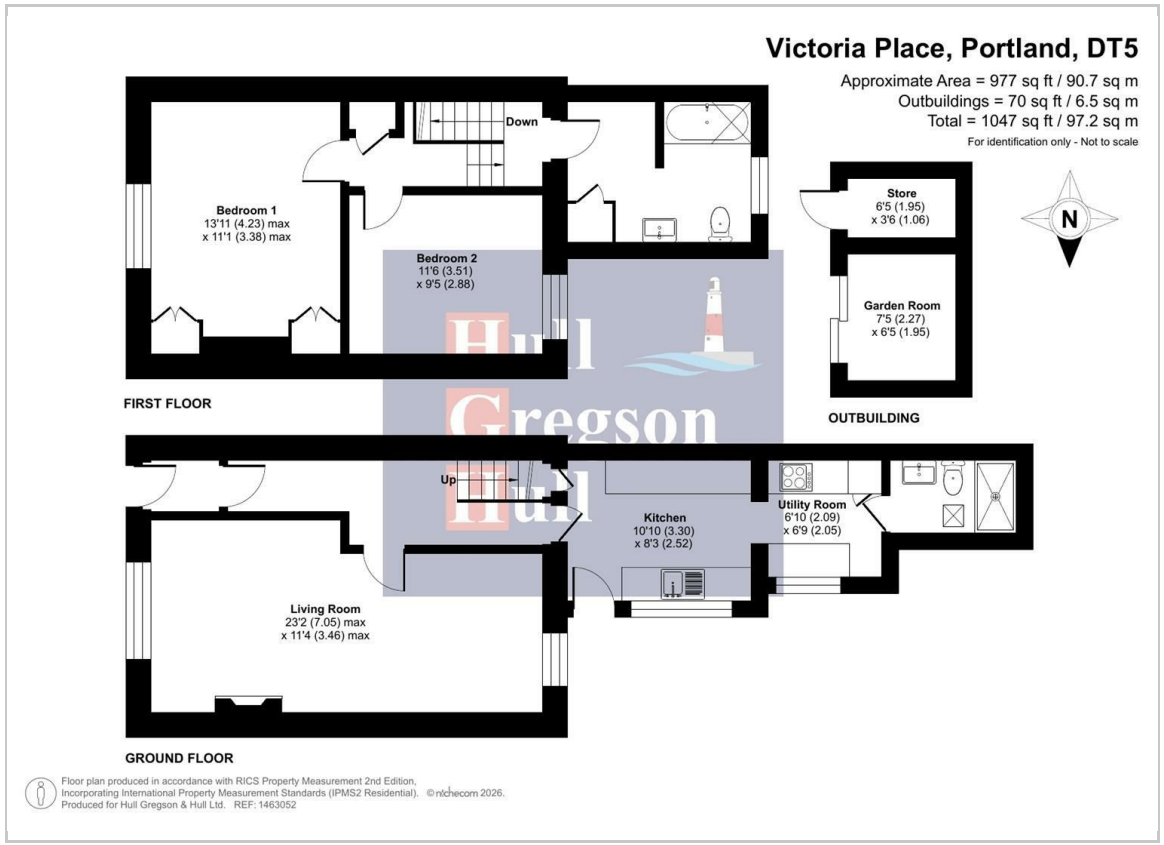


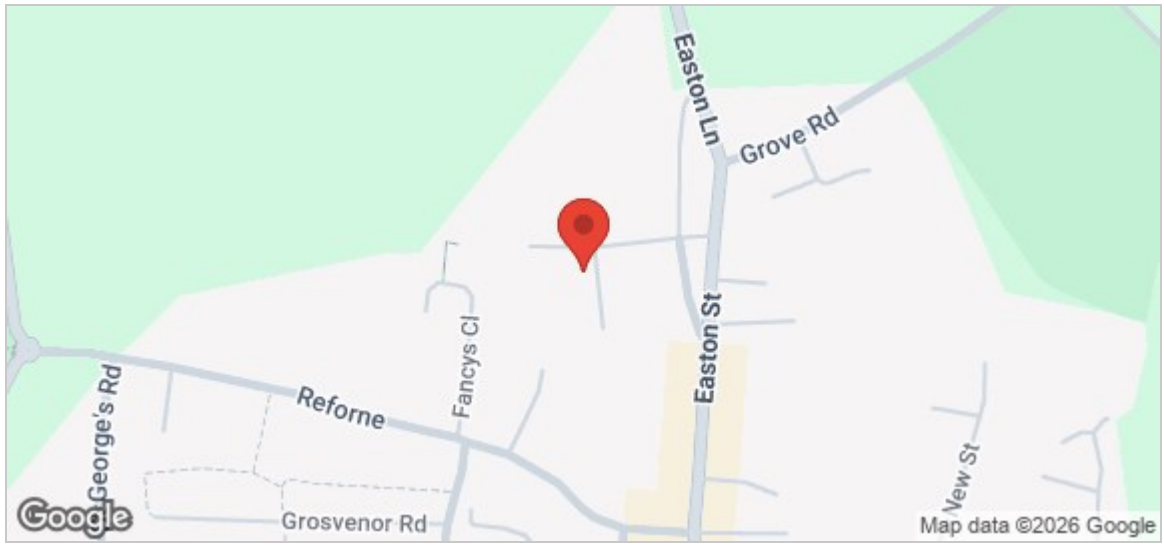
The dual-aspect living space offers excellent versatility for both lounge and dining areas, creating a wonderful environment for relaxing and entertaining alike.

To the rear, the fitted kitchen is well-appointed with a range of base and wall units providing ample storage and preparation space. It offers a practical layout, with direct access through to a particularly useful utility area, ideal for additional storage, laundry use and everyday convenience. Our vendor informs us there is also planning permission approved for an attractive kitchen extension, in addition to a loft conversion to add an additional loft room. The added benefit of a downstairs shower room, offers excellent practicality for modern living.



Upstairs, the property continues to impress with two well-proportioned bedrooms, both enjoying the same attractive high ceilings found throughout the home. The generous principal bedroom offers ample space for a full range of furniture, creating a comfortable and inviting retreat. The first floor is further enhanced by a bright and modern fitted family bathroom.





Living Room
23'2 max x 11'4 max (7.06m max x 3.45m max)

Kitchen
10'10 x 8'3 (3.30m x 2.51m)

Utility Room
6'10 x 6'9 (2.08m x 2.06m)

Shower Room

Bedroom One
13'11 max x 11'1 max (4.24m max x 3.38m max)

Bedroom Two
11'6 x 9'5 (3.51m x 2.87m)

Bathroom

Garden Room
7'5 x 6'5 (2.26m x 1.96m)

Store
6'5 x 3'6 (1.96m x 1.07m)

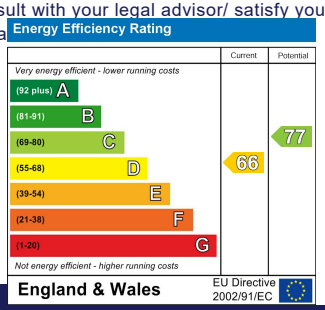
Additional information

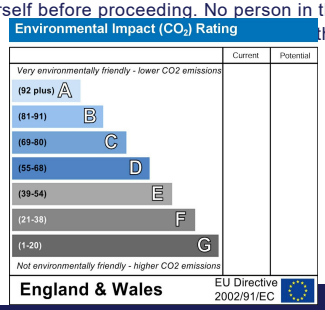
The following details have been provided by the vendor, as required by Trading Standards. These details should be checked by your legal representative for accuracy.

Property type: Mid Terrace
Property construction: Standard
Tenure: Freehold
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 ha the property.





12 Easton Street, Portland, Dorset, DT5 1BT
Tel: 01305 822 222 Email: office@hgh.co.uk www.hgh.co.uk