



**Victoria Place**  
Portland, DT5 2AA

 2  1  2  D

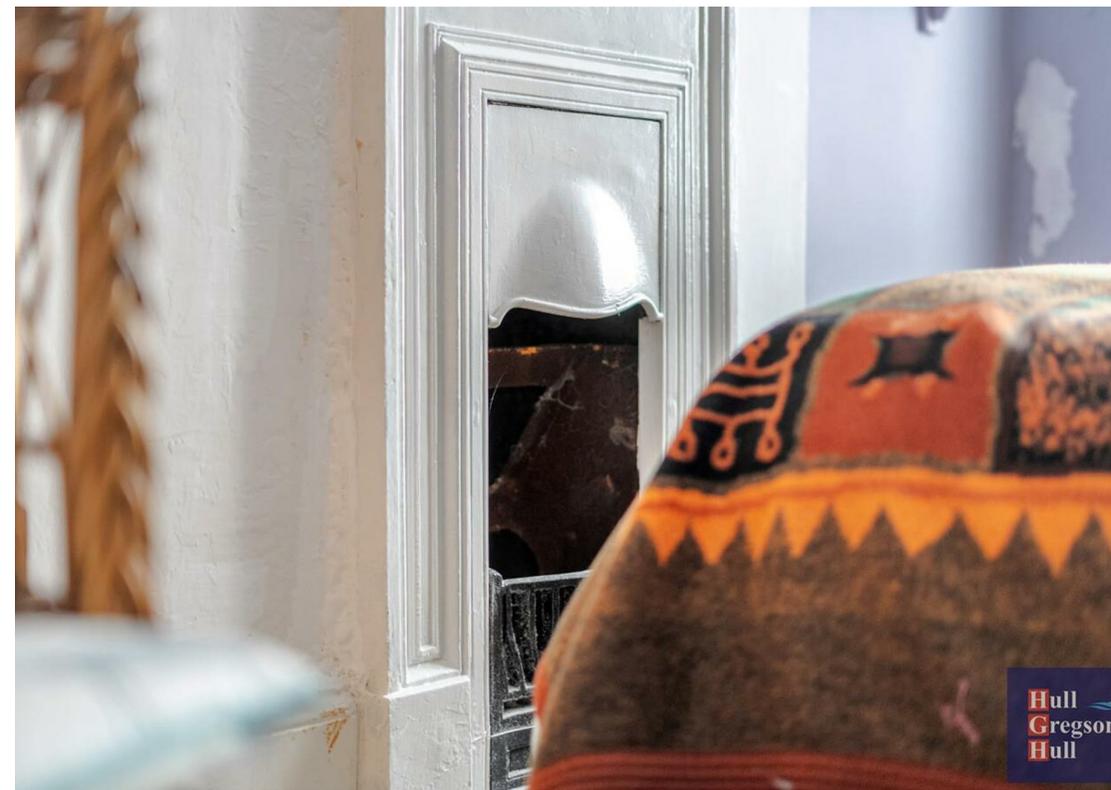
**Offers In Excess Of  
£230,000 Freehold**



## Victoria Place

Portland, DT5 2AA

- Two Double Bedroom Terraced House
- Excellent Room Proportions
- Convenient Ground Floor WC
- Well Presented Throughout
- Conveniently Situated, moments from Easton Square
- Sunny Aspect Garden
- Character Features, such as High Ceilings & Ornate Fireplaces
- Inviting Front Aspect Lounge
- Useful, Separate Utility Room
- Two Reception Rooms



Hull  
Gregson  
Hull

Hull  
Gregson  
Hull

Hull  
Gregson  
Hull

Hull  
Gregson  
Hull



A WELL PRESENTED MID TERRACED HOME boasting a SEAMLESS GROUND-FLOOR FLOW, and TWO GENEROUS BEDROOMS upstairs. With a BRIGHT LOUNGE, a SOCIABLE DINING ROOM, a PRACTICAL KITCHEN, separate UTILITY ROOM, and the convenience of a GROUND-FLOOR WC, this property is designed for EASY EVERYDAY LIVING. Upstairs, the PEACEFUL MAIN BEDROOM, versatile SECOND BEDROOM, and MODERN FAMILY BATHROOM complete a layout that feels both WELCOMING and WELL-BALANCED, offering a lifestyle that's ready to enjoy from the moment you step inside.



Stepping through the front door, you're welcomed into a small entrance hall that instantly creates a sense of arrival. It's the perfect spot to hang your coat, take off your shoes, and transition into the warmth of the home. From here, you move straight into the lounge - a cosy, inviting space that invites you to settle in and unwind. Soft light spills across the room, giving it that comforting, lived-in feel that makes evenings at home something to look forward to.

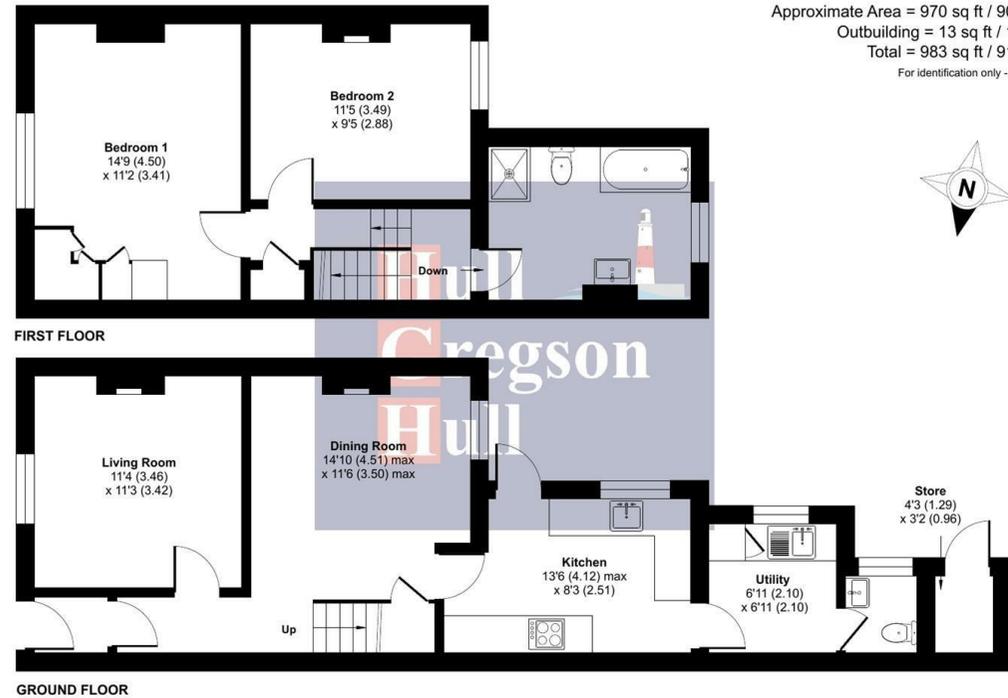
Continuing through an internal door, you enter the dining room, where the home begins to open up. This space flows naturally, making everyday meals and relaxed gatherings feel effortless. From the dining room, an inner hallway connects the ground floor beautifully, guiding you toward the stairs ahead while also leading you into the kitchen at the rear. This small hall adds a sense of structure and movement to the layout, giving the home a practical rhythm as you move from one space to the next.



Stepping into the kitchen, you find a bright and functional area where cooking and conversation come together easily. To the side, the utility room offers a tucked-away workspace for life's practical tasks, keeping the main areas calm and uncluttered. At the very back, another little hallway leads to the downstairs WC - perfectly placed for family life and guests, adding convenience.

## Victoria Place, Portland, DT5

Approximate Area = 970 sq ft / 90.1 sq m  
 Outbuilding = 13 sq ft / 1.2 sq m  
 Total = 983 sq ft / 91.3 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © rixehcom 2026. Produced for Hull Gregson & Hull (Portland) Ltd. REF: 1418780

**Living Room**  
 11'4 11'3 (3.45m 3.43m)

**Dinning Room**  
 14'10 x 11'6 (4.52m x 3.51m)

**Kitchen**  
 13'6 x 8'3 (4.11m x 2.51m)

**Utility**  
 6'11 x 6'11 (2.11m x 2.11m)

**Bedroom One**  
 14'9 x 11'2 (4.50m x 3.40m)

**Bedroom Two**  
 11'5 x 9'5 (3.48m x 2.87m)

**Bathroom**

### Additional information

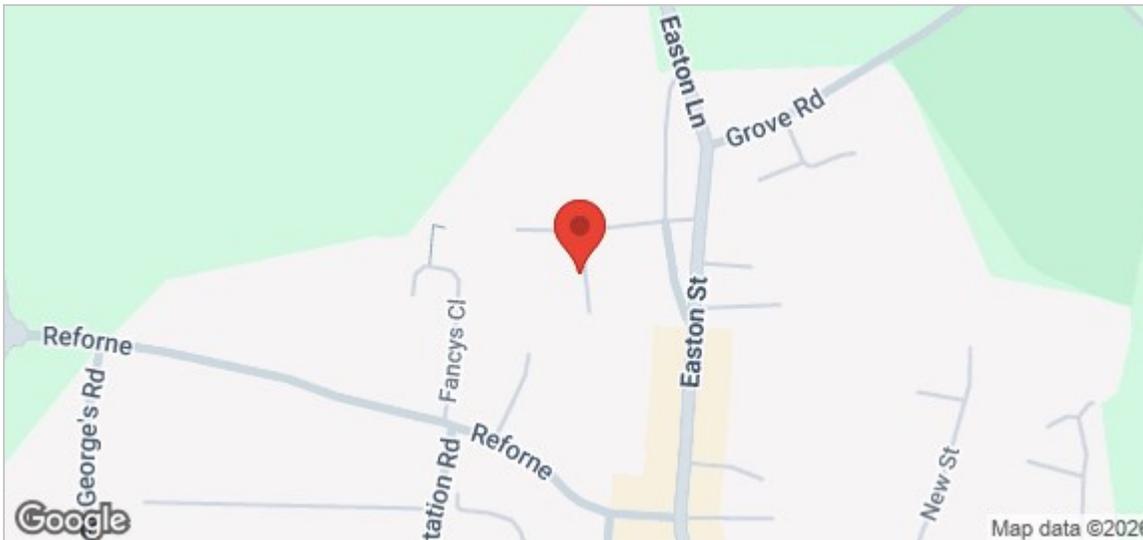
The following details have been provided by the vendor, as required by Trading Standards. These details should be checked by your legal representative for accuracy.

Property type: Mid Terrace  
 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/](http://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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	