



56 Grove Road
Portland, DT5 1DB

Guide Price £170,000 Freehold



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A Two Bedroom terrace house situated on Grove Road, Portland offered for sale with vacant possession and no onward chain. The property offers spacious accommodation throughout and would make an ideal first time buy or investment opportunity.

Entrance Hall

13'1" x 2'7" (4.0 x 0.8)

Living Room

9'2" x 10'5" (2.8 x 3.2)

Fireplace, Window to front

Dining Room

13'1" x 9'2" (4.0 x 2.8)

Fireplace, Window to rear, understairs storage cupboard

Kitchen

8'6" x 7'2" (2.6 x 2.2)

Fitted kitchen comprising of eye level base and wall cupboards, stainless steel sink unit, extractor fan, space for an oven, fridge freezer

Bathroom

6'6" x 3'11" (2.0 x 1.2)

fitted bath tub with wall mounted shower above, WC, wash hand basin, cupboard with boiler in

Lean To

11'9" x 4'11" (3.6 x 1.5)

Door leading to garden

Bedroom 1

13'1" x 9'6" (4.0 x 2.9)

fitted cupboards, window to front

Bedroom 2

13'1" x 9'2" (4.0 x 2.8)

fitted cupboards, built in wardrobe, window to rear

Outside

There is a right of way across the rear of the property for the neighbouring houses with a gate leading into the large lawn laid garden.





Parking

There is no parking that comes with this property. However there is on road parking and a possibility of a driveway at the bottom of the garden subject to any necessary permissions.

Council Tax

Band A with Dorset Council

Flood Risk

Very low risk from rivers sea or surface water

Construction

Traditionally built with natural stone walls under a pitched roof.

Phone & Broadband Signal Strength & Coverage

Mobile phone signals Vodafone, O2, 3 are all average and EE is Strong.

TV, Sky & BT are available Virgin in not available

Broadband estimated standard 14 mbps superfast 80 mbps ultrafast 1800 mbps

Legal 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 & 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.



Floor Plan

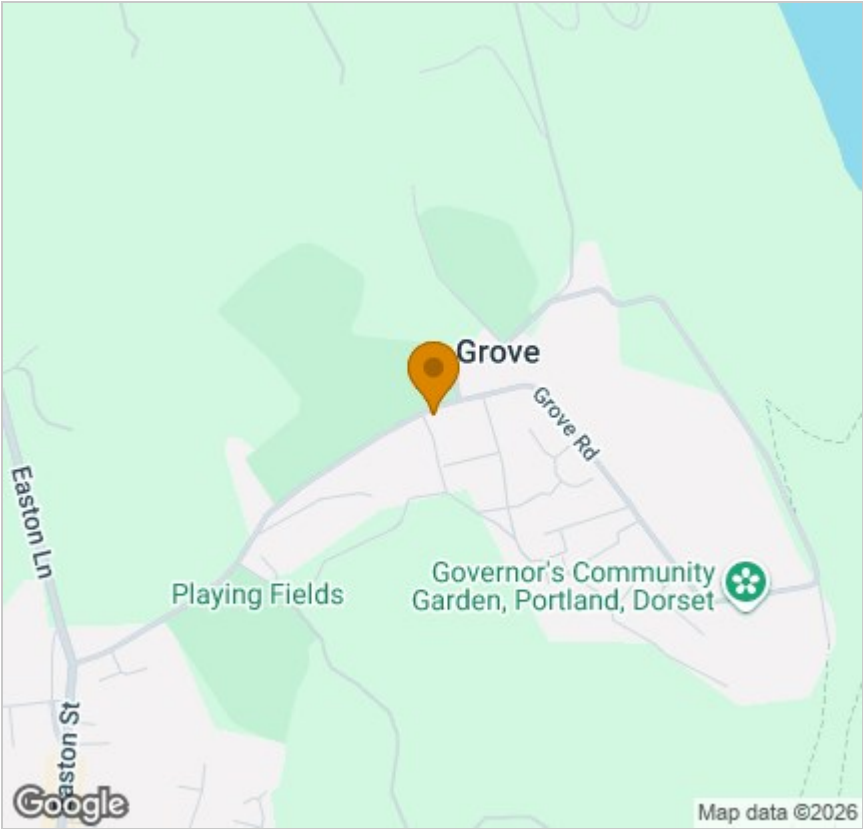


Viewing

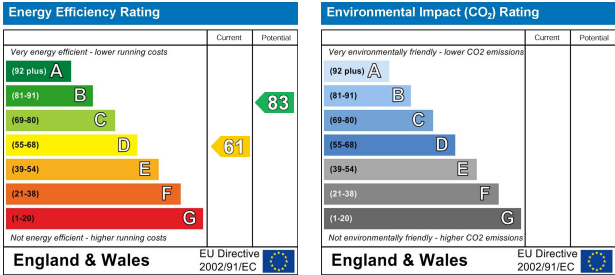
Please contact our Hull Gregson & Hull Weymouth Office on 01305 776 666 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



35 St Thomas Street, Weymouth, DT4 8EJ
Tel: 01305 776 666 Email: property@hgh.co.uk www.hgh.co.uk