



Augusta Road
Portland, DT5 1DE



**Offers In Excess Of
£270,000 Freehold**

**Hull
Gregson
Hull**
01305 822222
hgh.co.uk
FOR SALE



Augusta Road

Portland, DT5 1DE

- Three Bedroom Semi Detached House
- 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
- Conveniently Situated a Short Stroll to Easton
- Family Bathroom to First Floor





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.



Augusta Road, Portland, DT5

Approximate Area = 1037 sq ft / 96.3 sq m
 Garage = 158 sq ft / 14.6 sq m
 Total = 1195 sq ft / 110.9 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). © rickhcom 2026. Produced for Hull Gregson & Hull (Portland) Ltd. REF: 1495579

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
 3'94 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

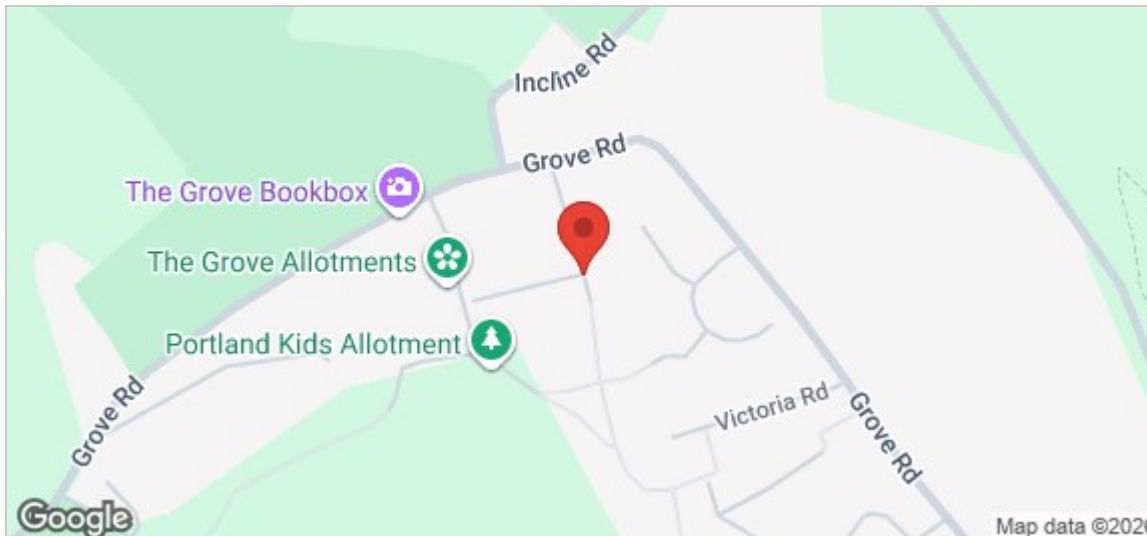
The following details have been provided by the vendor, as required by Trading Standards. These details should be checked by your legal representative for accuracy.

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



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			
		72	79
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-90) 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	