



New Street
, DT5 1HQ

2 1 1 E

Guide Price
£180,000 Freehold

Hull
Gregson
Hull



New Street

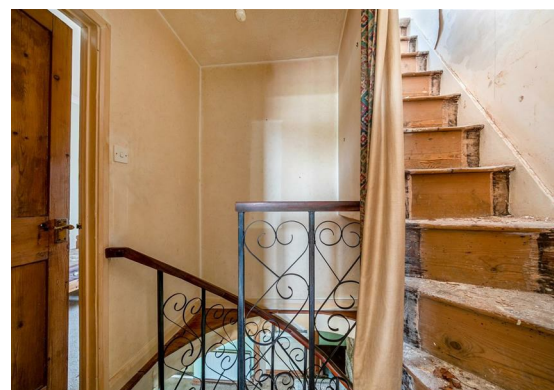
, DT5 1HQ

- Complete Renovation Project Throughout
- Three-Storey Period Property
- Two Double Bedrooms, with High Ceilings
- Spacious Living Room with Exposed Portland Stone Chimney Breast
- Separate Kitchen
- Ground Floor Bathroom
- Attic Room with Versatile Potential
- Rear Outbuilding/Store
- Central Location Close to Amenities
- Approximately 962 sq ft of Accommodation





Situated just a short stroll from EASTON SQUARE, this THREE STOREY PERIOD END OF TERRACE presents an exciting opportunity for buyers seeking a COMPLETE RENOVATION PROJECT. Offering approximately 962 sq ft of accommodation arranged, the property provides excellent scope to modernise, reconfigure and create a home tailored to individual requirements.



The property is entered via the front door into a spacious living room, a generous reception area extending the depth of the original ground floor and providing ample space for both seating and dining arrangements. The space also boasts two sizeable exposed Portland Stone Chimney Breasts, a spiral staircase which rises to the first floor, whilst to the rear an inner hallway leads through to the kitchen.

Beyond the kitchen are the property's bathroom facilities, comprising a bathroom and separate WC, together with access to a useful rear outbuilding/store. Subject to the necessary consents, this area offers potential for redesign and enhancement as part of a wider renovation scheme.

The first floor hosts two well-proportioned double bedrooms. Bedroom One is positioned to the front of the property, and enjoys an original cast iron fireplace with wooden mantle, whilst Bedroom Two is located to the rear. A further staircase rises to the second floor.

Occupying the top floor is a substantial attic room, offering additional versatile space which could be utilised for a variety of purposes, subject to any necessary permissions and building regulations.

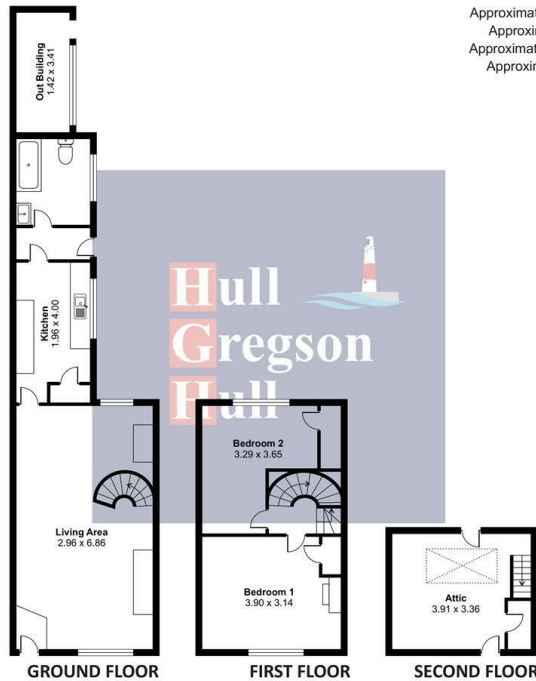
Requiring comprehensive modernisation throughout, the property offers an excellent blank canvas for builders, investors and buyers looking for a project. Conveniently positioned within walking distance of Easton's shops, amenities and transport links, the property represents a rare opportunity to create a substantial home in one of Portland's most sought-after residential locations.





New Street, Portland, DT5 1HQ

Approximate Ground Floor Area =515.87 sq ft / 48.33 sq m
Approximate First Floor Area =303.24 sq ft / 28.41 sq m
Approximate Second Floor Area =142.49 sq ft / 13.35 sq m
Approximate Total Floor Area =961.60 sq ft / 90.09 sq m
For identification only - Not to Scale



These floor plans are for general guidance only. All measurements and areas are approximate. No warranty or representation is made as to their accuracy, and they should not be relied upon for contractual or legal purposes. Interested parties must verify all details independently.

Living Area
9'8" x 22'6" (2.96 x 6.86)

Kitchen
6'5" x 13'1" (1.96 x 4)

Out Building
4'7" x 11'2" (1.42 x 3.41)

Bedroom One
12'9" x 10'3" (3.90 x 3.14)

Bedroom Two
10'9" x 11'11" (3.29 x 3.65)

Attic
12'9" x 11'0" (3.91 x 3.36)

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: End 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/

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. In some instance, virtual staging and virtual enhancements are used. Intending purchasers should not rely on any photos or descriptions 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 firm's 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	51	73
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		
(69-80) 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		