



Clovens Road

Portland, DT5 1JL

 2  1  1  C

Asking Price
£220,000 Freehold

Hull 
Gregson
Hull

Clovens Road

Portland, DT5 1JL

- Mid Terrace Character Cottage
- Spacious Light & Airy Accommodation Throughout
- Two Double Bedrooms
- Open Plan Living/Dining Room
- Modern Fitted Kitchen
- Additional Utility Room
- Family Bathroom
- Private Low Maintenance Court Yard
- Ideal Investment or Main Home
- Viewings Highly Advised





A light and airy MID TERRACE COTTAGE benefitting from a large open plan LIVING/DINING ROOM, a fitted kitchen and utility room, TWO DOUBLE BEDROOMS and spacious FAMILY BATHROOM. There is a private low maintenance rear court yard. The property appeals to FIRST TIME BUYERS or INVESTORS, viewings come highly advised.



This delightful two bedroom mid-terrace cottage offers charming accommodation full of character, combined with practical living space ideal for first-time buyers, downsizers or investors alike.

The property welcomes you into a



generously sized open-plan living and dining room, creating a wonderful sense of space and flow. This inviting reception area benefits from ample natural light and features an attractive fireplace, providing a cosy focal point and enhancing the cottage's character appeal. The layout offers plenty of room for both comfortable seating and a dedicated dining area, perfect for everyday living and entertaining.

From the reception room, access is gained to the fitted kitchen, which offers a practical and well-arranged workspace. Beyond the kitchen, there is the added benefit of a separate utility room, providing valuable additional storage and laundry space. The utility area leads directly out to a private, low-maintenance courtyard garden — an ideal outdoor retreat for relaxing or enjoying al fresco dining with minimal upkeep required.



To the first floor, bedroom one is a spacious front aspect double room complete with built-in storage, offering both comfort and functionality. Bedroom two is a further double room positioned to the rear aspect, providing flexible accommodation for guests, a home office or additional family members.

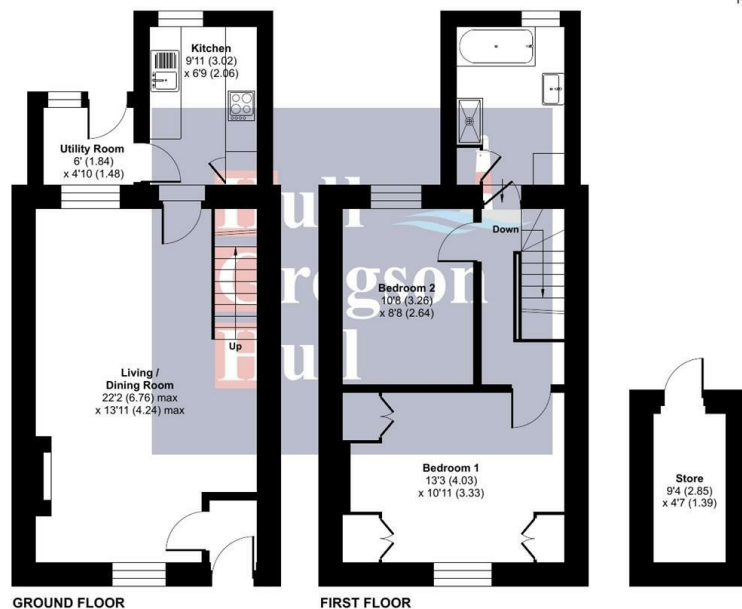
The family bathroom is well-appointed and comprises a bath with shower, wash hand basin and WC.

This charming cottage combines character features with practical living space and a private outdoor area, making it a wonderful home in a highly desirable mid-terrace setting.

Early viewing is highly recommended

Clovens Road, Portland, DT5

Approximate Area = 813 sq ft / 75.5 sq m
Outbuilding = 43 sq ft / 3.9 sq m
Total = 856 sq ft / 79.4 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). © richcom 2026. Produced for Hull Gregson & Hull (Portland) Ltd. REF: 1418178

Living/Dining Room

22'2 max x 13'11 max (6.76m max x 4.24m max)

Kitchen

9'11 x 6'9 (3.02m x 2.06m)

Utility Room

6' x 4'10 (1.83m x 1.47m)

Bedroom One

13'3 x 10'11 (4.04m x 3.33m)

Bedroom Two

10'8 x 8'8 (3.25m x 2.64m)

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 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 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		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
70		
EU Directive 2002/91/EC		
England & Wales		

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		
EU Directive 2002/91/EC		
England & Wales		

12 Easton Street, Portland, Dorset, DT5 1BT

Tel: 01305 822 222 Email: office@hgh.co.uk www.hgh.co.uk