



Higher Lane
Portland, DT5 1AT

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**Offers In Excess Of
£180,000 Freehold**

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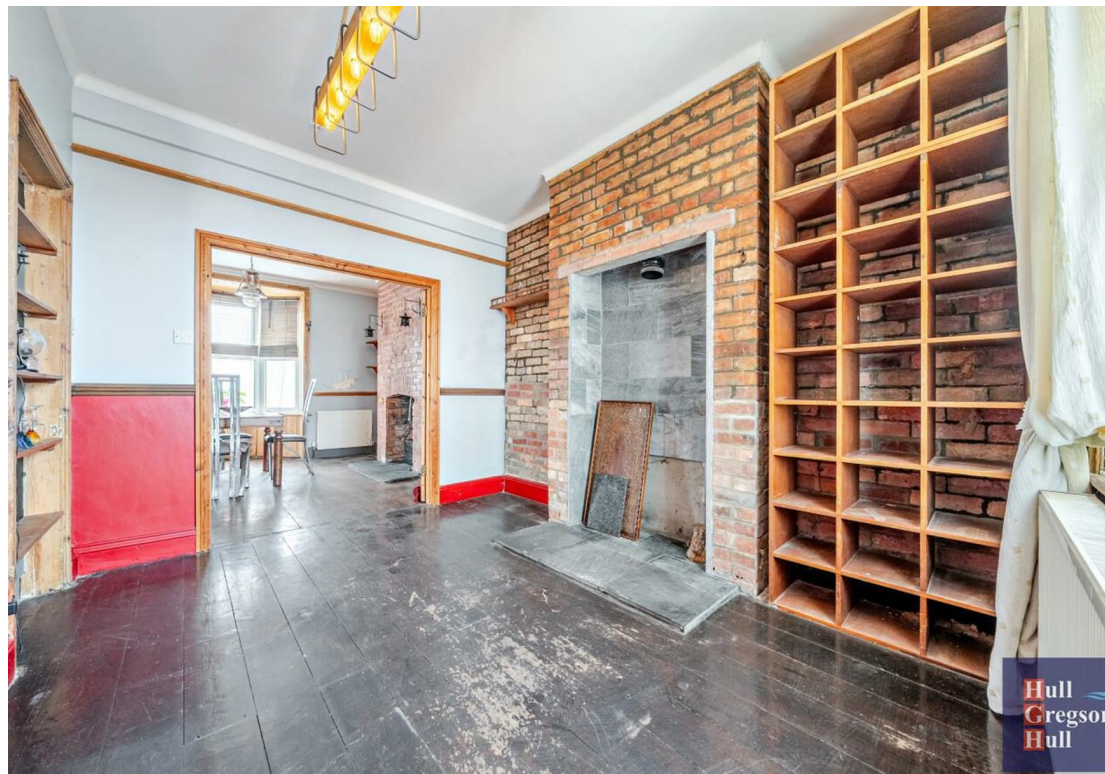
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- Bay Fronted End Terraced Property
- In Need of Complete Renovation
- Three Bedrooms + Attic Space with Potential to Create Fourth Bedroom (STPP & BR)
- Ground Floor Shower Room & First Floor Bathroom
- Sizeable Kitchen
- Character Features Throughout
- Potential for Log Burner to Living Room
- Two Reception Rooms
- Courtyard Garden
- No Forward Chain

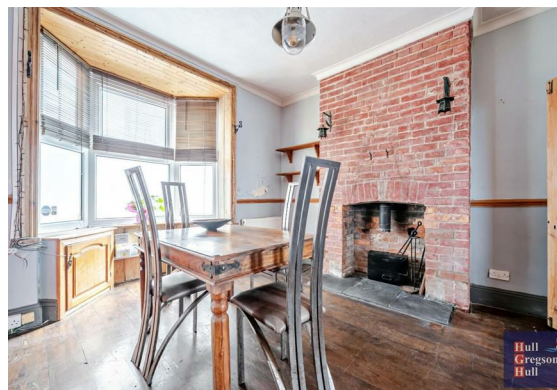




A RARE OPPORTUNITY to purchase this VERSATILE THREE-BEDROOM END-TERRACED PERIOD PROPERTY, offering generous accommodation set across multiple levels and positioned within a popular and established location. The property **REQUIRES COMPLETE RENOVATION THROUGHOUT** and benefits from **NO FORWARD CHAIN**.

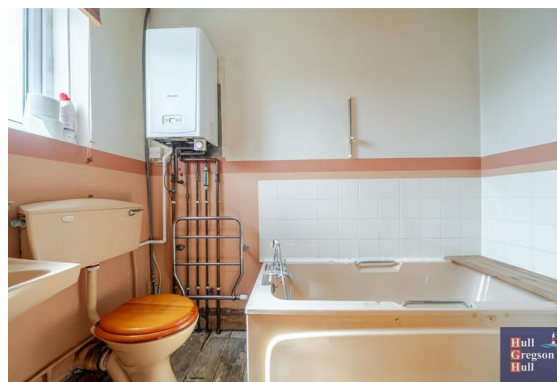


The ground floor provides a traditional and well-proportioned layout, with a front-facing living room leading through to a separate dining room. Both spaces retain a sense of period character and original proportions, yet now require full updating and modernisation to bring them back to



life. To the rear, the kitchen currently exists as a functional but dated space, offering clear scope to be completely reimagined - whether that be a modern open-plan arrangement or a more contemporary kitchen/dining setup to better suit today's way of living. A ground floor bathroom is also in place, which, like the rest of the property, would require full refurbishment and redesign.

Upstairs, the first floor offers three generously sized bedrooms, all of which continue the theme of strong proportions and flexibility. The current layout provides an excellent foundation, but equally presents an opportunity for a buyer to reconfigure and improve flow, whether by altering the arrangement or enhancing the use of space to suit individual needs. A family bathroom is also located on this level, again in need of complete replacement as part of an overall renovation programme.

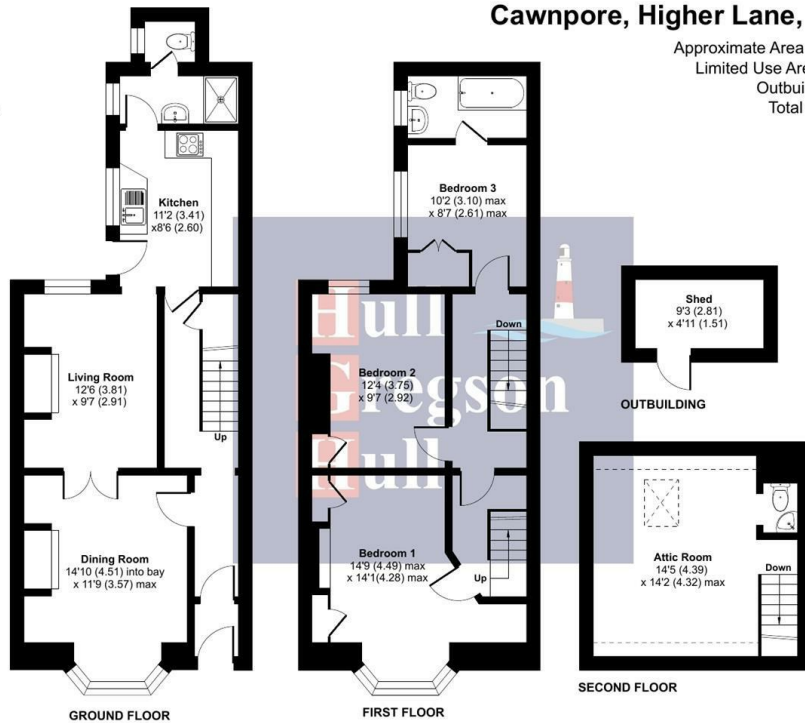


Continuing upwards, the second floor reveals an attic space which is currently utilised as a bedroom. While it offers useful additional accommodation, it is important to note this cannot be legally advertised as a formal bedroom as it doesn't meet building regulations. Nonetheless, it provides highly versatile space with clear potential for improvement, subject to the necessary works and approvals, making it an ideal area for those looking to maximise the property's footprint.

Cawnpore, Higher Lane, Portland, DT5

Approximate Area = 1273 sq ft / 118.2 sq m
 Limited Use Area(s) = 23 sq ft / 2.1 sq m
 Outbuilding = 46 sq ft / 4.2 sq m
 Total = 1342 sq ft / 124.5 sq m
 For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © rixhcom 2026. Produced for Hull Gregson & Hull Ltd. REF: 1464530

Dining Room
 14'10 into bay x 11'9 max (4.52m into bay x 3.58m max)

Living Room
 12'6 x 9'7 (3.81m x 2.92m)

Kitchen
 11'2 x 8'6 (3.40m x 2.59m)

Shower Room

WC

Bedroom One
 14'9 max x 14'1 max (4.50m max x 4.29m max)

Bedroom Two
 12'4 x 9'7 (3.76m x 2.92m)

Bedroom Three
 10'2 max x 8'7 max (3.10m max x 2.62m max)

Bathroom

Attic Room
 14'5 x 14'2 max (4.39m x 4.32m max)

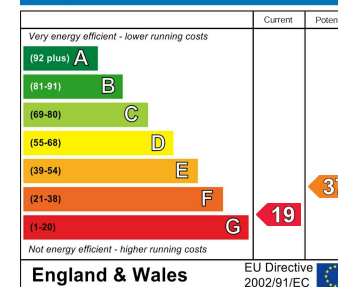
Additional information

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 of 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

Energy Efficiency Rating



Environmental Impact (CO₂) Rating

