

Higher Lane
Portland, DT5 1AT

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

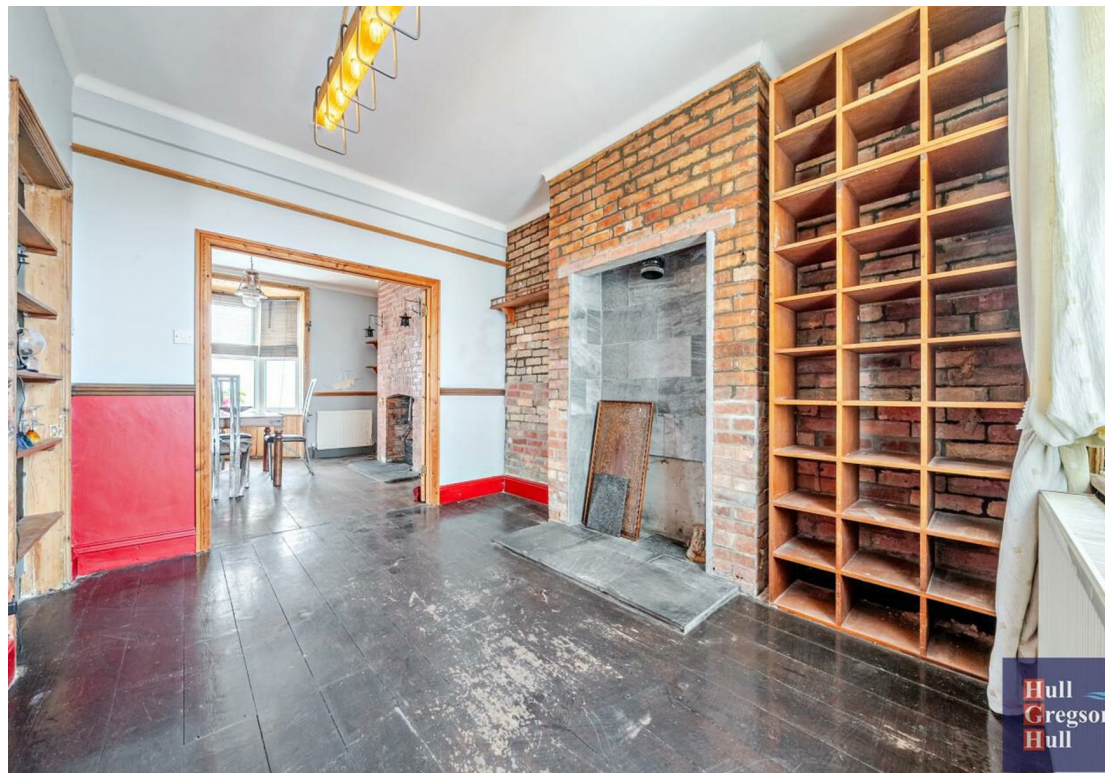


Higher Lane

Portland, DT5 1AT

- 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
- Sizeble 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. Requiring **COMPLETE RENOVATION THROUGHOUT**, and benefiting from **NO FORWARD CHAIN**.

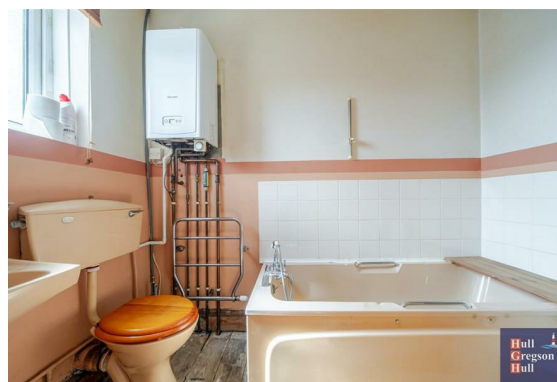


The ground floor provides a traditional and well-proportioned layout, with a front-facing living room leading through to a separate dining room. Both spaces retain a sense of period character and original proportions, yet now require full updating and modernisation to bring them back to

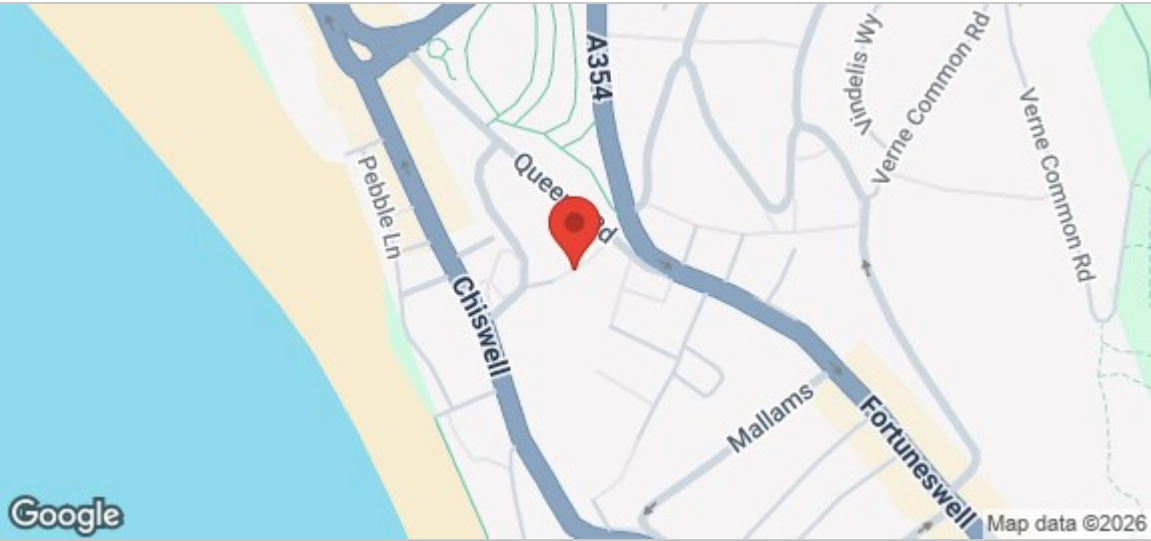
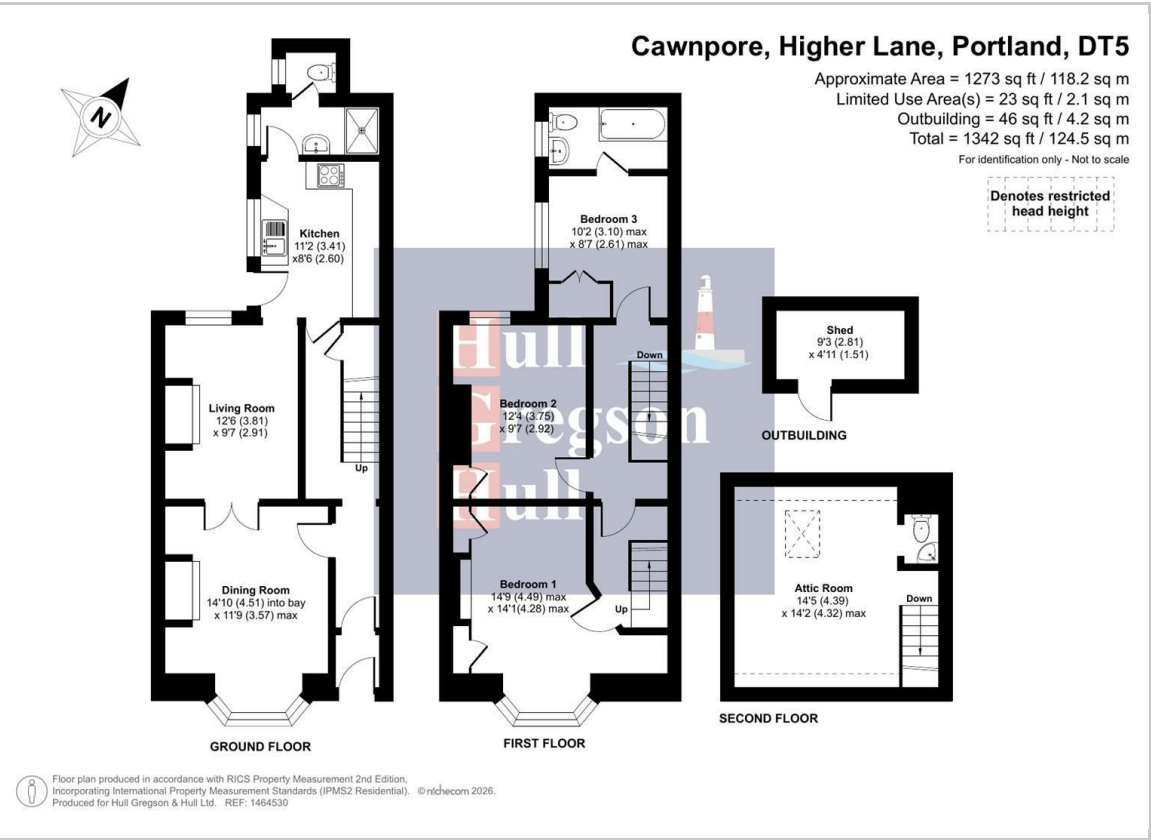


life. To the rear, the kitchen currently exists as a functional but dated space, offering clear scope to be completely reimagined - whether that be a modern open-plan arrangement or a more contemporary kitchen/dining setup to better suit today's way of living. A ground floor bathroom is also in place,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



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

