

Higher Lane
Portland, DT5 1AT

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Guide Price
£140,000 Freehold

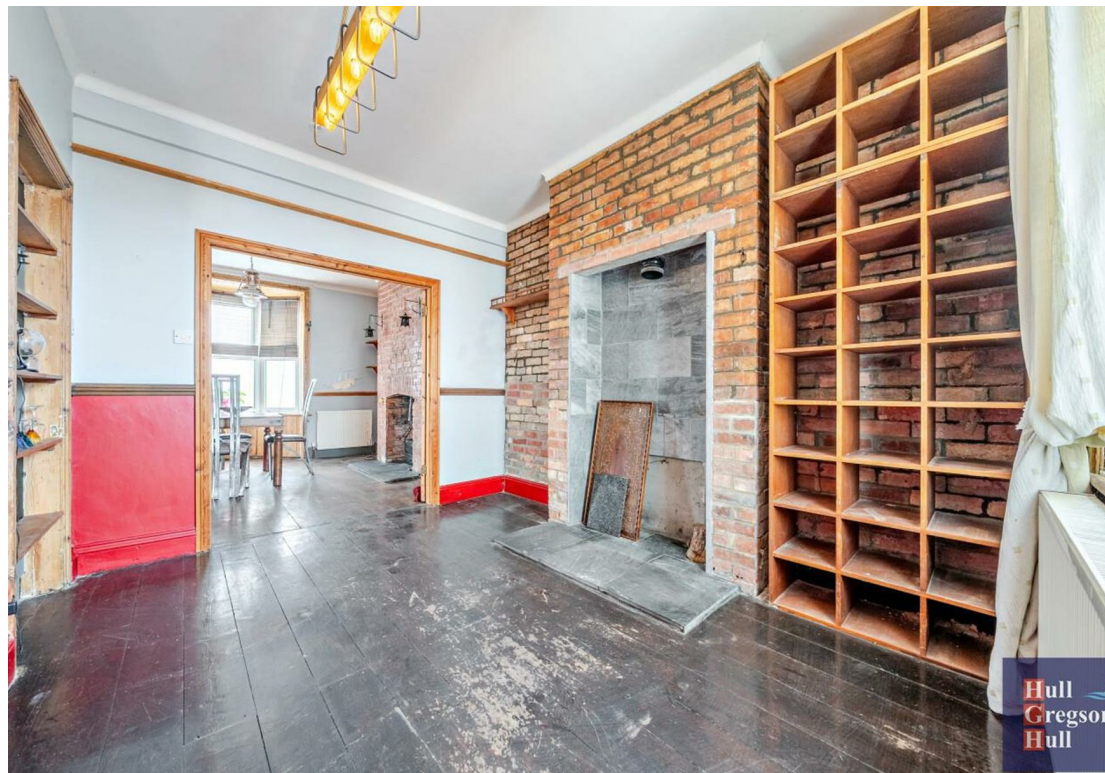


Higher Lane

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
- Sizeable Kitchen
- Character Features Throughout
- Potential for Log Burner to Living Room
- Two Reception Rooms
- Courtyard Garden
- No Forward Chain

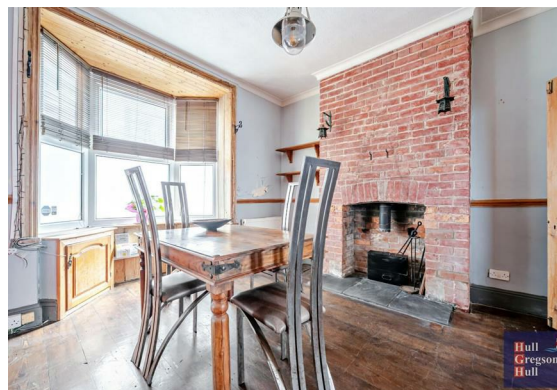




CASH BUYERS ONLY | PROPERTY AFFECTED BY SUSPECTED SUBSIDENCE

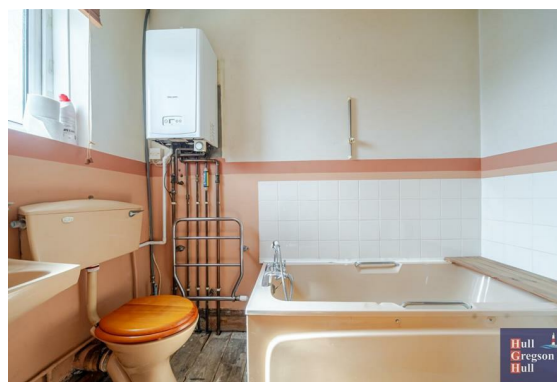
**** BLOCK VIEWING BY APPOINTMENT ONLY ON SATURDAY 29TH AUGUST ****

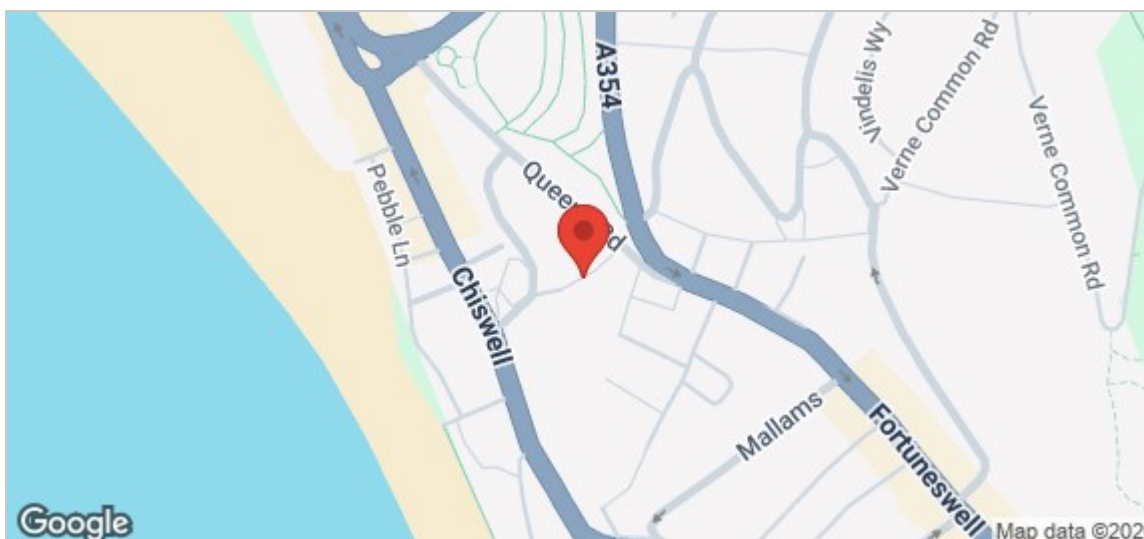
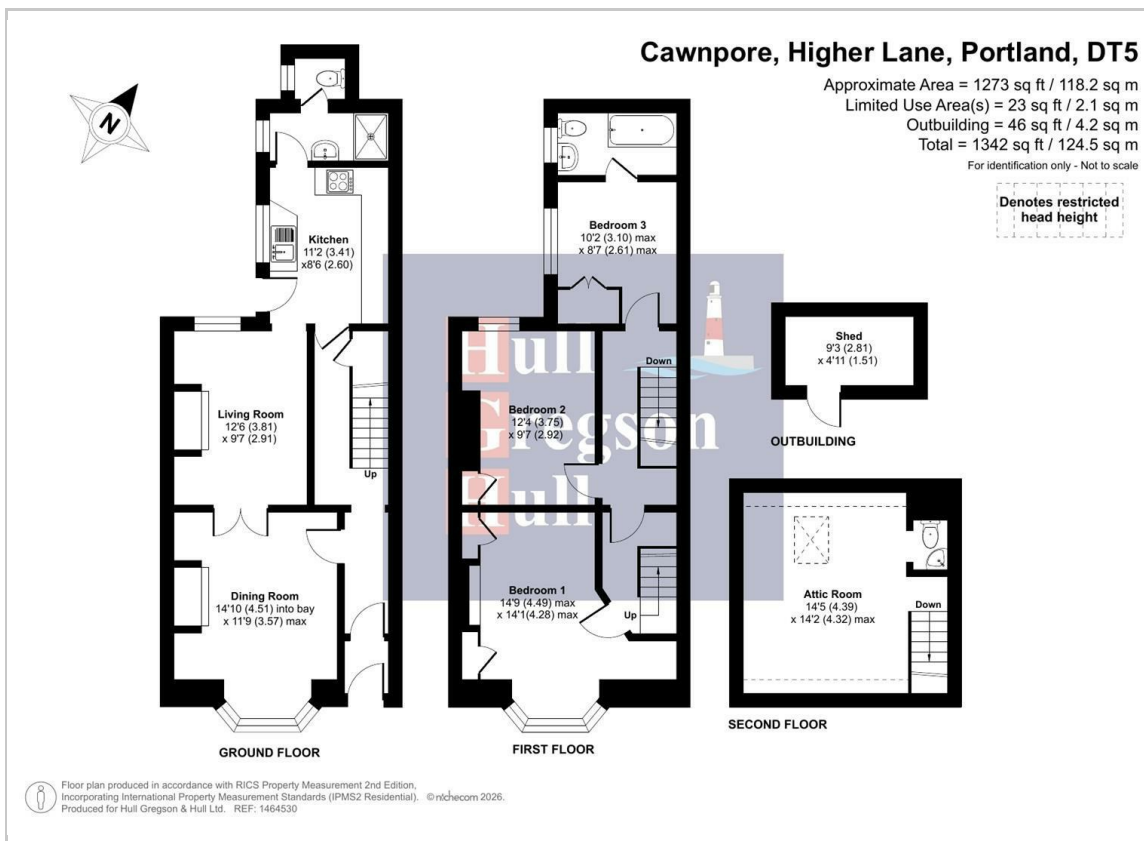
A RARE OPPORTUNITY to purchase this VERSATILE THREE-BEDROOM END-TERRACED PERIOD PROPERTY, offering generous accommodation set across multiple levels and positioned within a popular and established location. The property **REQUIRES COMPLETE RENOVATION THROUGHOUT** and benefits from **NO FORWARD CHAIN**.



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.





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		
	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	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		
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