Rufus Way

Portland, DT5 1ED

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Offers In Excess Of £235,000 Freehold

Hull Gregson Hull

Rufus Way

Portland, DT5 1ED

- Three End Bedroom Terraced Family Home
- Spacious Lounge/Dining Room
- Double Driveway
- Integral Garage Providing Parking and Storage
- Two Double Bedrooms and a Further Single Bedroom
- Well-Proportioned Fitted Kitchen
- Modern Family Bathroom on the First Floor
- Enclosed Rear Garden Ideal for Entertaining
- Popular Residential Location Close to Local Amenities
- Ideal First-Time Purchase, Family Home or Investment Opportunity

Situated in a popular residential location, this well-presented three-bedroom home offers spacious and practical accommodation throughout. Benefitting from a GENEROUS LOUNGE/DINING ROOM, WELL-PROPORTIONED KITCHEN, THREE BEDROOMS and an INTEGRAL GARAGE, the property is ideally suited to first-time buyers, growing families and investors alike. Further advantages include an ENCLOSED REAR GARDEN, UPVC DOUBLE GLAZING and convenient access to local amenities, schools and transport links, making this an excellent opportunity in a sought-after area.

Upon entering the property, you are

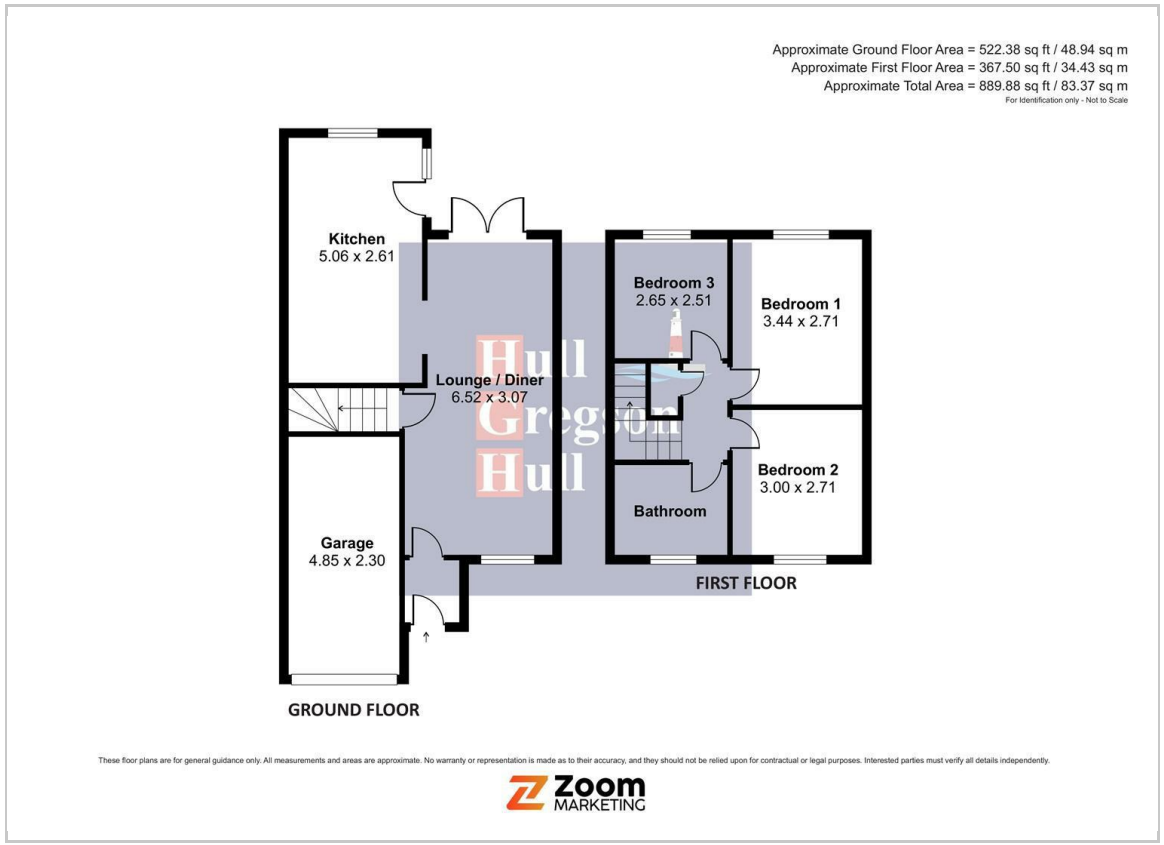
welcomed into an entrance porch which leads through to a generous lounge/dining room. Spanning over 21ft in length, this bright and versatile reception space provides ample room for both comfortable seating and family dining, making it the perfect environment for everyday living and entertaining alike.

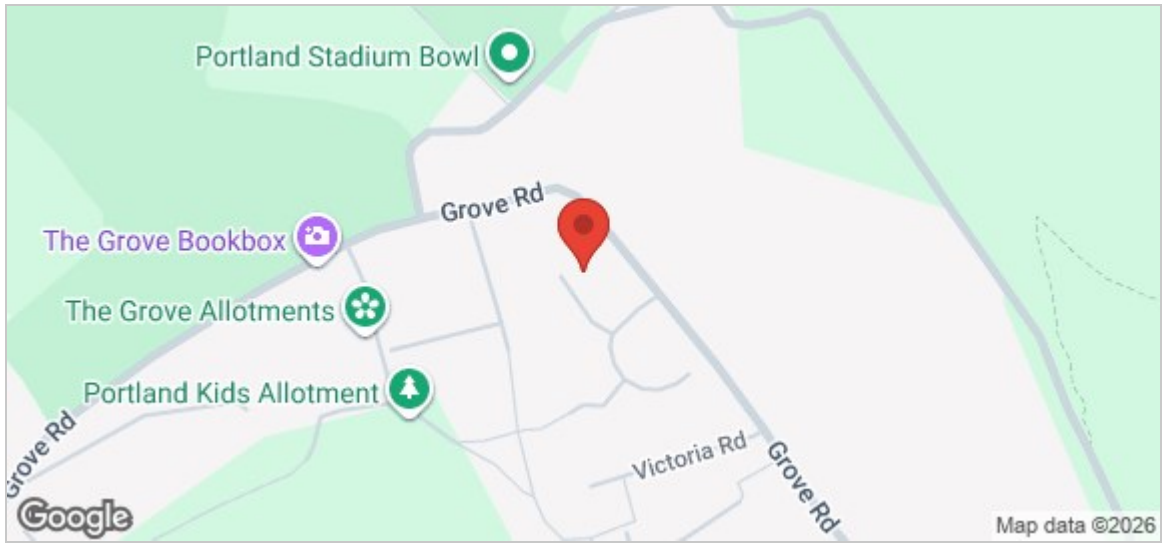
To the rear of the property, the kitchen is well proportioned and thoughtfully arranged, offering a range of storage units, work surfaces and space for appliances. A door provides direct access to the rear garden, creating a seamless connection between indoor and outdoor living. Completing the ground floor is the integral garage, providing excellent storage, workshop potential or scope for conversion, subject to any necessary consents.

Rising to the first floor, the landing serves three bedrooms and the family bathroom. The principal bedroom is a comfortable double room positioned to the front of the property, while bedroom two is another well-proportioned double enjoying a pleasant outlook. Bedroom three offers flexibility as a nursery, home office or guest bedroom, catering perfectly to modern family requirements.

The family bathroom is conveniently located and serves all three bedrooms

.Externally, the property benefits from front and rear outdoor space, with the rear garden providing an ideal setting for al fresco dining, entertaining guests or simply relaxing during the warmer months.





Lounge / Diner
21'4" x 10'0" (6.52 x 3.07)

Kitchen
16'7" x 8'6" (5.06 x 2.61)

Garage
15'10" x 7'6" (4.85 x 2.30)

Bedroom One
11'3" x 8'10" (3.44 x 2.71)

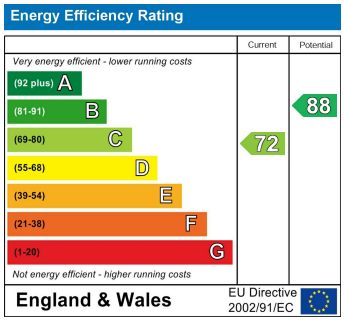
Bedroom Two
9'10" x 8'10" (3.00 x 2.71)

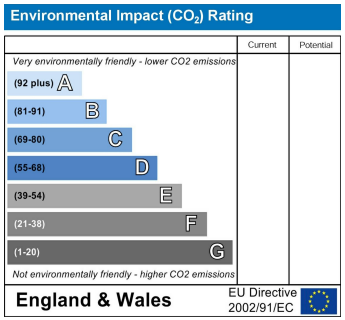
Bedroom Three
8'8" x 8'2" (2.65 x 2.51)

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 firms employment has the authority to make or give any representation or warranty in respect of the property.





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