Rufus Way

Portland, DT5 1EE

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Offers In Excess Of
£235,000 Freehold

Hull Gregson Hull

Rufus Way

Portland, DT5 1EE

- End Of Terrace Starter Home
- Offered For Sale With No Onward Chain
- Two Bedrooms
- Front Aspect Living Room
- Fiited Kitchen
- Large Rear Extension Leading To The Garden
- Modern Fitted Shower Room
- Off Road Parking
- Larger Than Average Garage
- Spacious Rear Garden

A well presented TWO BEDROOM END OF TERRACE STARTER HOME, tucked away in a quiet cul-de-sac and offered to the market with NO ONWARD CHAIN. This well-maintained property makes an ideal first-time purchase, benefiting from versatile living space, ample parking, a LARGER THAN AVERAGE GARAGE, and a deceptively generous rear garden.

Upon entering the property via a purpose-built porch, an internal door opens into a spacious front-aspect living room, providing a welcoming and comfortable main reception space. To the rear, the fitted kitchen offers a range of eye and base-level units along with space for a variety of domestic appliances.

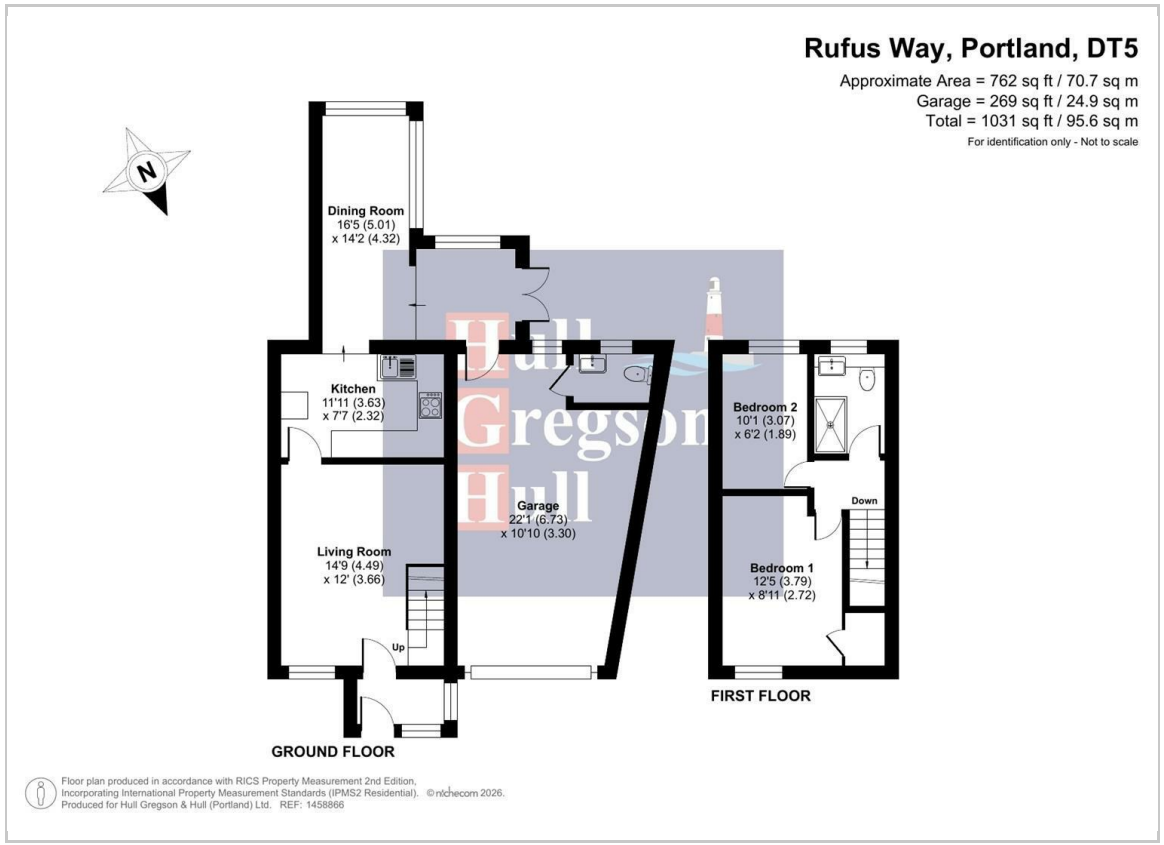
Completing the ground floor is a substantial single-storey rear extension, creating an exceptionally versatile additional reception room. Flooded with natural light from triple-aspect windows and French doors opening onto the rear garden, this flexible space is ideal as a dining room, family room, home office, or playroom.

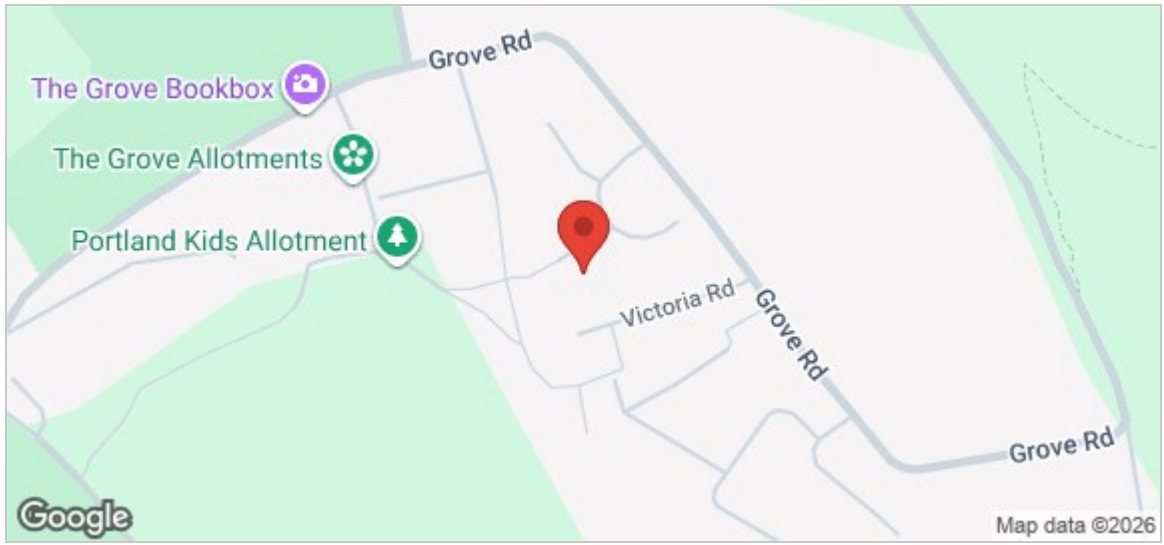
The first floor comprises two well-proportioned bedrooms. Bedroom One enjoys a front aspect and benefits from built-in storage, while Bedroom Two overlooks the rear garden. A modern fitted shower room completes the first-floor accommodation.

Externally, the property offers off-road parking leading to a larger-than-average garage with a traditional up-and-over door. The garage also benefits from a useful WC, enhancing its versatility for workshop, storage, or hobby use.

To the rear, the garden is deceptively spacious and thoughtfully arranged with a combination of lawn, patio, and planted borders, providing an excellent setting for outdoor entertaining and family enjoyment.

This fantastic starter home combines practical living space with flexible accommodation and is conveniently offered with no onward chain, making for a straightforward move. Early viewing is highly recommended.





Porch

Living Room
14'9 x 12' (4.50m x 3.66m)

Kitchen
11'11 x 7'7 (3.63m x 2.31m)

Dining Room
16'5 x 14'2 (5.00m x 4.32m)

Bedroom One
12'5 x 8'11 (3.78m x 2.72m)

Bedroom Two
10'1 x 6'2 (3.07m x 1.88m)

Shower Room

Garage
22'1 x 10'10 (6.73m x 3.30m)

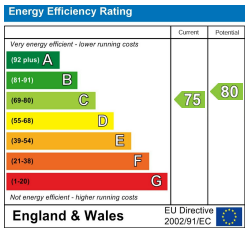
Additional information

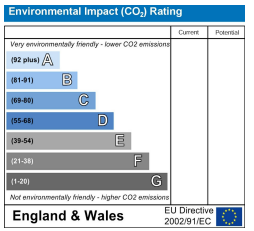
The following details have been provided by the vendor, as required by Trading Standards. These details should be checked by your legal representative for accuracy.

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

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.





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