Rufus Way

Portland, DT5 1ED

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Offers In Excess Of
£210,000 Freehold

Hull Gregson Hull

Rufus Way

Portland, DT5 1ED

- Extended End-Terrace House
- Southerly-Aspect Rear Garden
- Two Bedrooms
- Modern Interior Throughout
- Open-Plan Kitchen Diner
- Garage in a Block
- Sought-After, Friendly Residential Location
- Ample Built-in Storage
- Cosy Front-Aspect Living Room
- Ideal First Time Buy

Having been EXTENDED TO THE REAR, this DECEPTIVELY SPACIOUS TWO-BEDROOM END-TERRACED PROPERTY offers sizeable ground floor living, featuring a BEAUTIFULLY LIGHT AND MODERN KITCHEN / DINER, GARAGE and SUNNY ASPECT GARDEN.

The property is approached via an enclosed entrance porch, providing a useful space for coats and shoes, before opening into the main reception room. Positioned to the front, this is a comfortable and well-proportioned living space, ideal for everyday use, with stairs rising to the first floor creating a natural focal point.

To the rear, the property flows into the kitchen, which is fitted with a range of

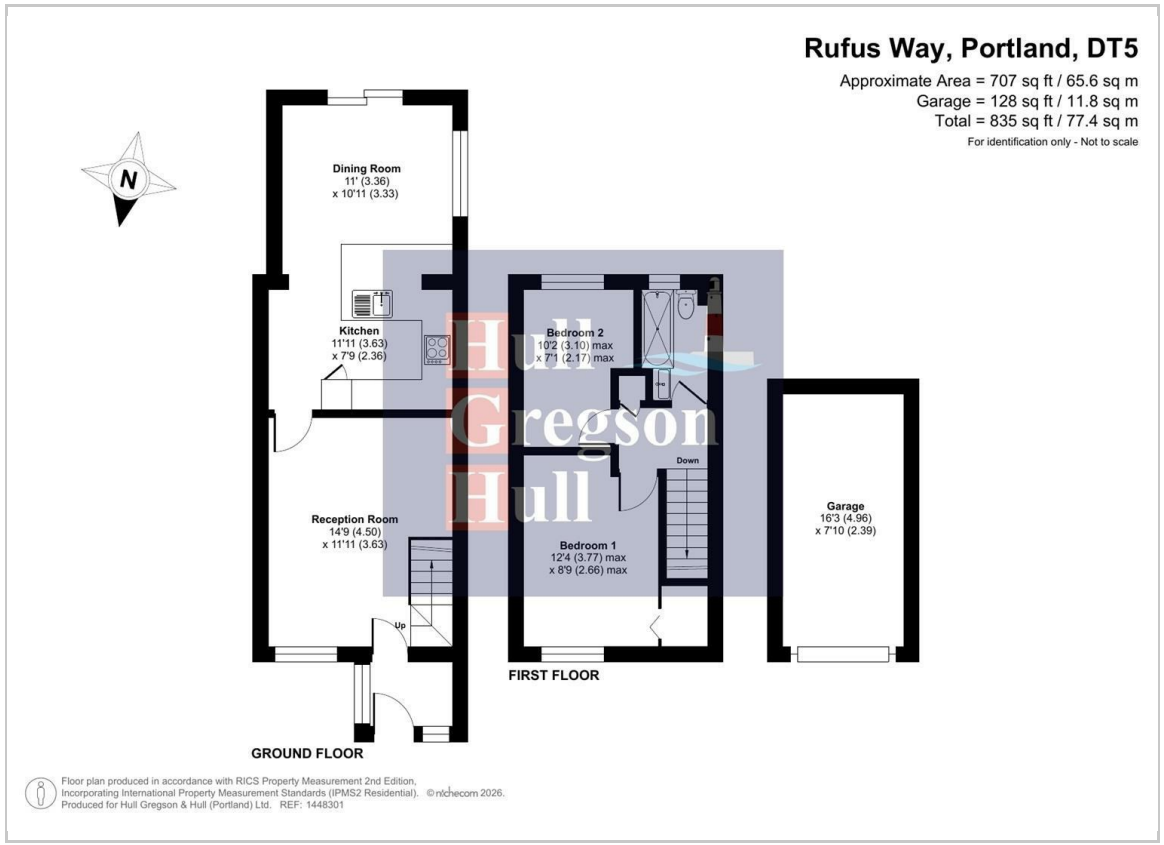
units and work surfaces, offering a practical and functional layout. Beyond this, the home opens into a separate dining room, created via the rear extension and forming a key feature of the property. This additional space provides excellent versatility, perfectly suited for entertaining, family dining, or use as a further reception area.

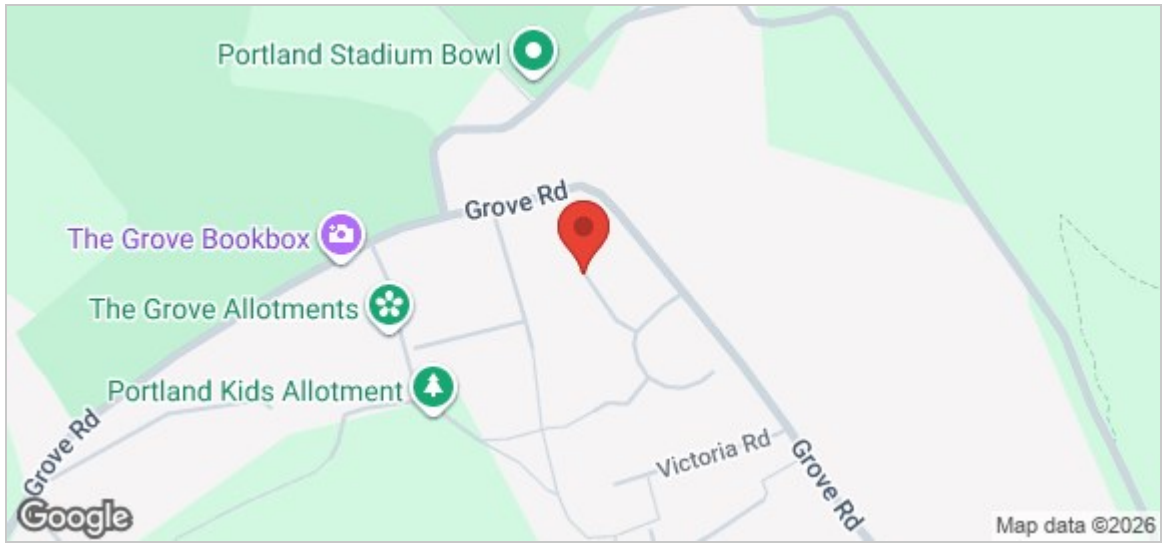
Upstairs, the first-floor landing gives access to two bedrooms and the bathroom.
Bedroom one is a spacious double room located to the front, offering ample space for furnishings.
Bedroom two is a well-proportioned and versatile room, ideal as a guest bedroom, home office, or nursery.

The accommodation is completed by a bathroom, fitted with a bath, wash hand basin, and WC.

The property benefits from a low-maintenance rear garden, thoughtfully arranged to provide both practicality and privacy. A decked seating area offers the perfect space for outdoor dining or relaxing, while the remainder is laid to lawn, creating a pleasant balance for those who enjoy a touch of greenery without excessive upkeep. The garden is enclosed by a combination of painted walling and timber fencing, providing a secure and private setting, with a gated rear access adding further convenience. Overall, this is a neatly presented outdoor space, ideal for both everyday use and entertaining.

There is also a garage in a block.





Living Room
14'9" x 11'9" (4.5 x 3.6)

Kitchen
11'10" x 7'9 (3.61m x 2.36m)

Dinning Room
11 x 10'11 (3.35m x 3.33m)

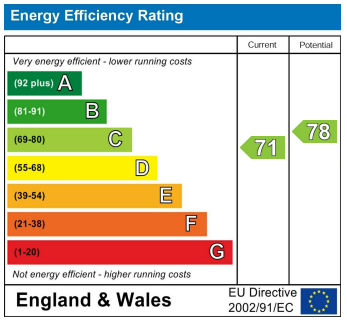
Bedroom One
12'4 x 8'9 (3.76m x 2.67m)

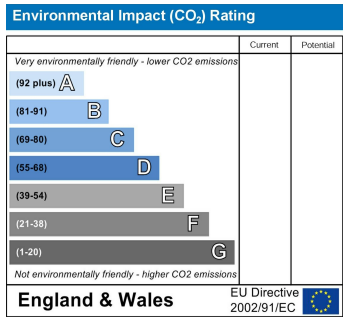
Bedroom Two
10'2 x 7'1 (3.10m x 2.16m)

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. 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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