



**Rufus Way.**  
Portland, DT5 1ED

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**Asking Price**  
**£210,000 Freehold**

**Hull**   
**Gregson**  
**Hull**

## Rufus Way.

Portland, DT5 1ED

- End Of Terrace Ideal Family Home
- Three Bedrooms
- Spacious Living/Dining Room
- Fitted Kitchen
- Family Bathroom
- Low Maintenance Gardens
- Garage To The Rear
- Offered For Sale With No Onward Chain
- Cul-De-Sac Location
- Viewings Highly Advised





Offered for sale with no onward chain, is this **THREE BEDROOM END OF TERRACE**, presents an excellent opportunity for first-time buyers, families, or buy-to-let investors seeking a property in a popular residential location on Portland. Benefitting from a **SPACIOUS OPEN PLAN LIVING/DINING ROOM**, fitted kitchen, family bathroom, **LOW MAINTENANCE GARDENS** and **GARAGE**.

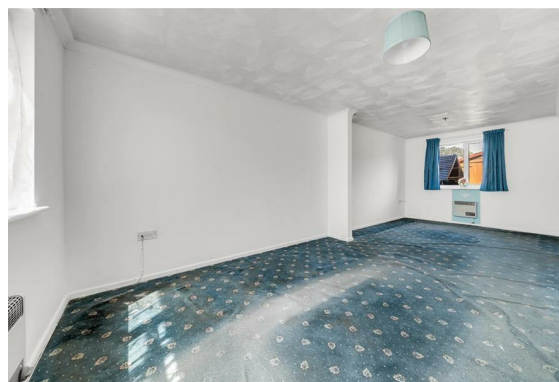
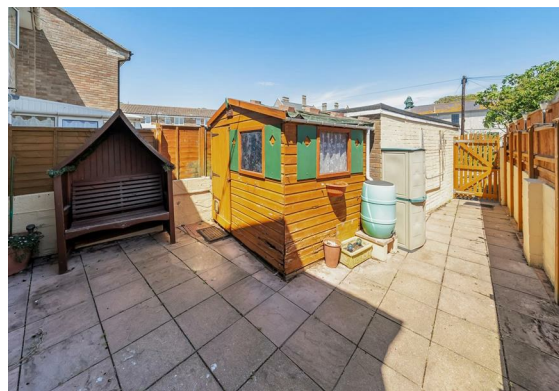
The accommodation is arranged over two floors and offers well proportioned living space throughout. The ground floor comprises a welcoming entrance hall leading into a bright and spacious open plan living/dining room, creating

a fantastic sociable space for both everyday living and entertaining. The fitted kitchen is positioned to the rear of the property and provides access to the garden, offering a practical and functional layout.

On the first floor, the property offers three bedrooms, including a generous principal bedroom, a well-sized second double bedroom, and a third bedroom that would be equally suited as a child's room, nursery, or home office. A family bathroom serves the first-floor accommodation.

Externally, the property enjoys the benefits of its end of terrace position and features low-maintenance gardens to both the front and rear, making it an ideal choice for buyers looking for outside space without the upkeep. The rear garden provides a pleasant setting for outdoor dining and relaxation, while the front garden enhances the property's kerb appeal. In addition, the property benefits from a separate garage, offering secure parking or valuable storage space.

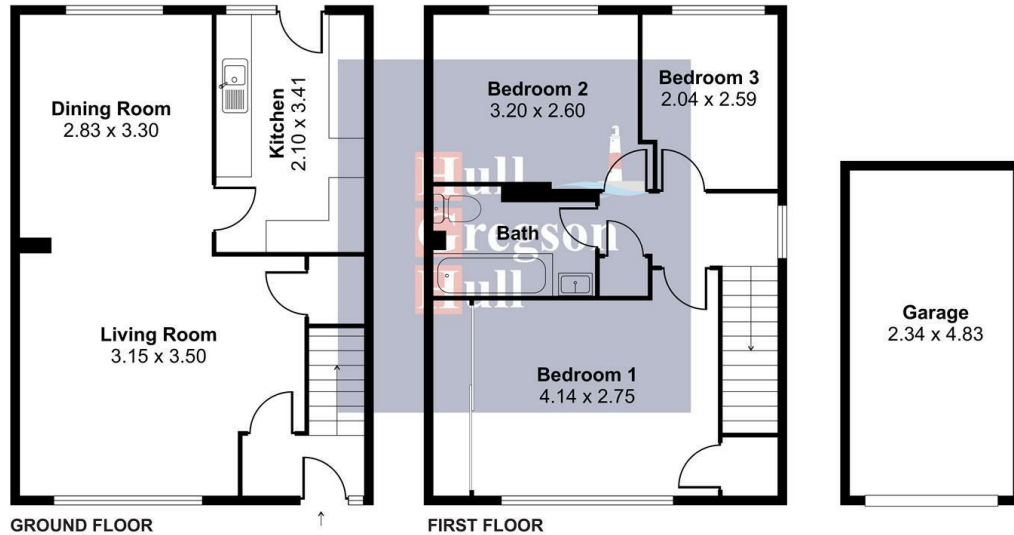
Situated in the popular residential area of Rufus Way, Portland, the property is conveniently located close to local amenities, schools, transport links, and the stunning Jurassic Coast, making it an appealing choice for both owner-occupiers and investors alike.





### Rufus Way, Portland, Dorset, DT5 1ED

Approximate Ground Floor Area = 387.03 sq ft / 36.26 sq m  
 Approximate First Floor Area = 387.03 sq ft / 36.26 sq m  
 Approximate Garage Area = 123.17 sq ft / 11.54 sq m  
 Approximate Total Floor Area = 897.23 sq ft / 84.06 sq m  
For identification only - Not to Scale



These floor plans are for general guidance only. All measurements and areas are approximate. No warranty or representation is made as to their accuracy, and they should not be relied upon for contractual or legal purposes. Interested parties must verify all details independently.

**Living Room**  
 10'4" x 11'5" (3.15 x 3.50)

**Dining Room**  
 9'3" x 10'9" (2.83 x 3.30)

**Kitchen**  
 6'10" x 11'2" (2.10 x 3.41)

**Bedroom One**  
 13'6" x 9'0" (4.14 x 2.75)

**Bedroom Two**  
 10'5" x 8'6" (3.20 x 2.60)

**Bedroom Three**  
 6'8" x 8'5" (2.04 x 2.59)

**Bathroom**

**Garage**  
 7'8" x 15'10" (2.34 x 4.83)

#### 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

Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker. [checker.ofcom.gov.uk/](http://checker.ofcom.gov.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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C		72
(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 <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	