



Instinct Guides You



## Rufus Way, Portland £250,000

- Large Garden
- Garage & Driveway
- Extended
- Modern Kitchen
- Three Bedrooms
- Cul-De-Sac
- Modern Bathroom
- Vendor Suited



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Situated in a residential area on the Isle of Portland, Rufus Way is an extended three bedroom end of terrace home offering extended accommodation, a large garden, garage and driveway parking. The property enjoys a convenient position for local amenities, schools and transport links, while also being within reach of Portland's coastal walks and open green spaces.

The accommodation is entered via an entrance porch which leads through into the main living space. The lounge diner spans the length of the property, creating a bright and versatile reception area with clearly defined seating and dining sections. A window to the front and double doors to the rear allow natural light to flow through the room, while the rear doors open directly onto the garden. Stairs rise from the lounge to the first floor.

The kitchen is positioned to the rear and is fitted with a range of modern units and work surfaces, with integrated oven and hob and space for appliances. A window to the rear aspect provides natural light, and a door connects through to the lounge diner, creating a practical layout for day to day living.

Upstairs, the landing gives access to three bedrooms and the family bathroom. Bedroom one is a well proportioned double room overlooking the rear garden. Bedroom two is also a comfortable double room, while bedroom three provides a further bedroom or potential study. The bathroom is fitted with a modern suite comprising central bath with fitted shower cubicle, wash hand basin and WC.

Externally, the property benefits from a large rear and garden, mainly laid to lawn with patio areas and mature planting, offering considerable outdoor space. To the front, a driveway provides off road parking and leads to the garage, which is accessed externally, completing this extended family home.



## Room Dimensions

Lounge/Diner 21'4" x 10'0" x 8'10" (6.52 x 3.07 x 2.71)

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

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

Bedroom Two 9'10" x 8'10" (3.0 x 2.71)

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

Garage 15'10" x 7'6" (4.85 x 2.3)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(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			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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