



Rufus Way
Portland, DT5 1EE

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**Offers In Excess Of
£220,000 Freehold**

Hull
Gregson
Hull

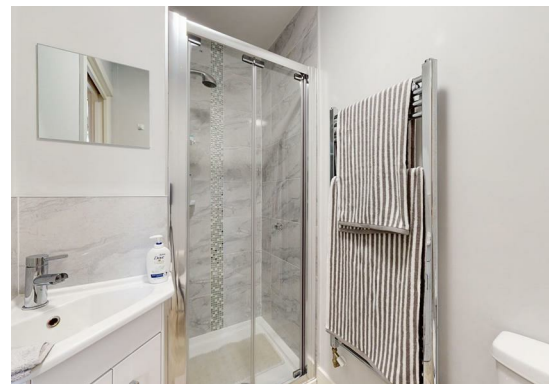


Rufus Way

Portland, DT5 1EE

- Two Bedroom End Terraced House
- Driveway
- Ideal Starter Home
- Built by Laming and Sons LTD in 2019
- Bright and Airy Accommodation
- Sunny Aspect Garden
- Downstairs WC
- Modern Shower Room
- Remainder of Build Warranty
- Front Porch





Sit in a quiet cul de sac location is this light and airy, TWO bedroom end-terraced house with DRIVEWAY, built in 2019 by the reputable Laming and Sons. This property boasts a wonderfully bright kitchen diner with skylight and French doors out onto the garden, perfect for entertaining guests or simply relaxing with your loved ones.



A porch provides access into the property with space to hang coats, a door leads through into a well proportioned, neutrally decorated living space with oak internal doors and a large window.

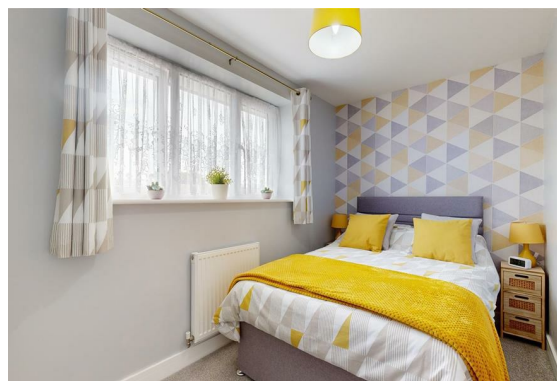
Leading on through to rear of the



property is a fantastic kitchen diner with high ceiling and skylight, beige gloss units with oak effect counter top, integrated oven, hob and extractor fan as well as space for a dining room table.

To the first floor are two double bedrooms with oak, pocket doors. The primary bedroom is a generous double with built in wardrobes and a large window. The secondary bed is another double room with a sunny aspect window.

The property's driveway provides convenient parking for one vehicle. To the rear is an enclosed, sunny aspect garden which is mostly laid to paving with an area of stone chippings, an ideal space for enjoying a cup of tea in the morning or hosting a barbecue in the summer months.





Living Room
14'5" x 11'8" (4.40 x 3.57)

Kitchen
15'1" max x 9'10" (4.6 max x 3)

Bedroom One
9'2" x 9'10" (2.8 x 3)

Bedroom Two
6'6" x 13'1" max (2 x 4 max)

Shower Room
7'6" max x 3'11" (2.3 max x 1.2)

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

Mains Electricity

Mains Water & Sewage: Supplied by Wessex Water

Heating Type: Gas

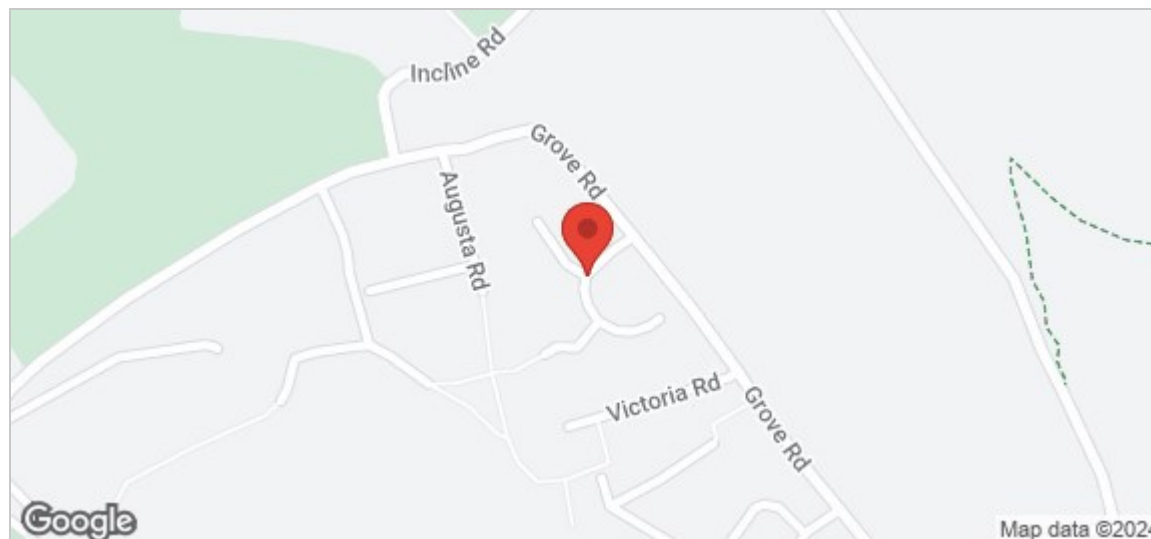
Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker.

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 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			97
(81-91) B		82	
(69-80) C			
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	