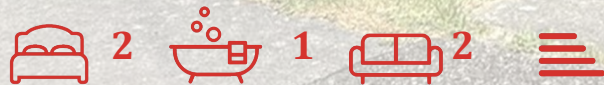




**Hull
Gregson
Hull**
01305 822222
hgh.co.uk
FOR SALE



Rufus Way
Portland, DT5 1ED



Asking Price
£200,000 Freehold

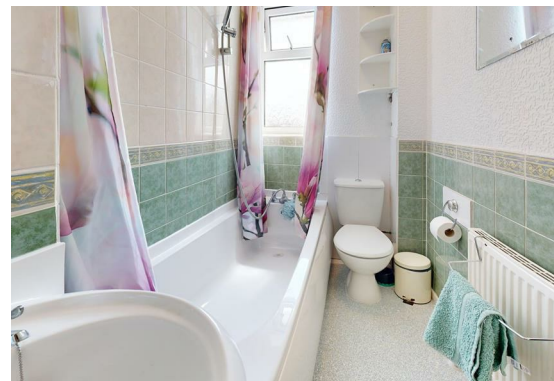


Rufus Way

Portland, DT5 1ED

- Two Bedroom Mid Terraced House
- Garage in a Block
- Conservatory to Rear With Access onto Garden
- Quiet Location
- Well Presented Throughout
- Short Stroll to Coastal Walks and Easton.
- Ideal Investment or First Time Buy
- Low Maintenance Garden
- Well Proportioned Living Accommodation
- Neatly-Presented Upstairs Bathroom





This TWO DOUBLE-BEDROOM END-TERRACE HOUSE presents a FANTASTIC FIRST TIME PURCHASE as it is WELL-PRESENTED THROUGHOUT and is set in a SOUGHT AFTER LOCATION. The property benefits from having a garage in block nearby as well as a CONSERVATORY, MODERN FITTED KITCHEN, WELL-PROPORTIONED FRONT-ASPECT LOUNGE and a LOW-MAINTENANCE STYLE PRIVATE REAR GARDEN.



Stepping over the threshold, you find yourself in the front-aspect living room. The space provides a welcome entrance to the property, with: stairs to the right ascending to the first floor, a



front-aspect window spilling light into the room and plentiful space for furnishings.

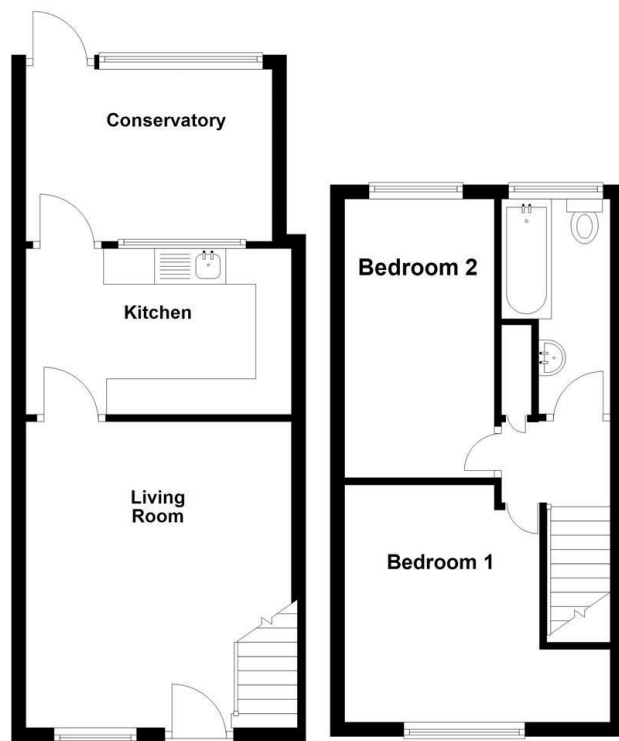
Beyond the living room, you find the modern fitted kitchen with door onto the conservatory. The kitchen comprises white gloss cabinets and grey granite-effect worktop over and provides space for freestanding appliances. The conservatory is well-proportioned with a rear aspect window and sliding doors leading into the garden.

Ascending to the first floor, the landing branches into two bedrooms and the family bathroom. The main bedroom is a generous size, currently hosting a double bed, dressing unit, two bedside tables as well as built in storage space and front aspect window.

Bedroom two is well-proportioned with ample space for a bed and a rear aspect window overlooking the private rear garden. The family bathroom is well-presented, with: a panelled bath unit with shower overhead; wash-hand basin and WC.

Externally the property presents a front and rear garden laid to lawn, and also benefits from a nearby garage located in a block.





Living Room
14'9" x 12'2" (4.51 x 3.71)

Kitchen
7'8" x 12'2" (2.35 x 3.71)

Conservatory
9'10" x 10'2" (3 x 3.11)

Bedroom Two
9'10" x 7'3" (3 x 2.22)

Bathroom
3'8" x 7'4" (1.136 x 2.26)

Bedroom One
12'1" x 9'0" (3.7 x 2.75)

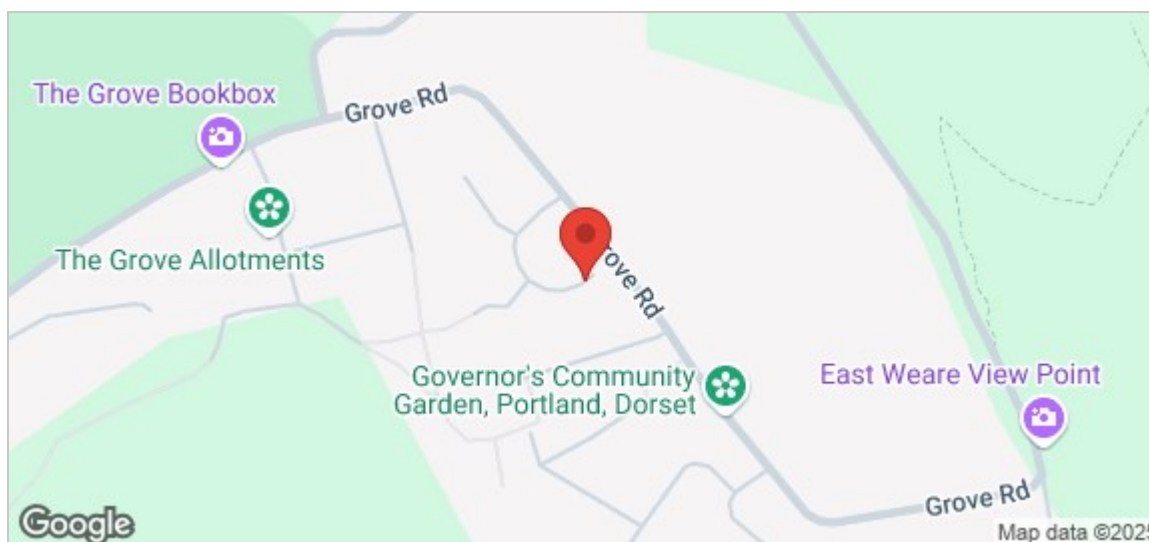
Additional information

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: Mid 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 firms 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		
(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