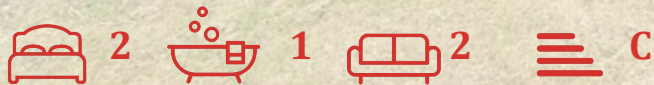




Rufus Way

Portland, DT5 1EE



**Offers In Excess Of
£225,000 Freehold**



Rufus Way

Portland, DT5 1EE

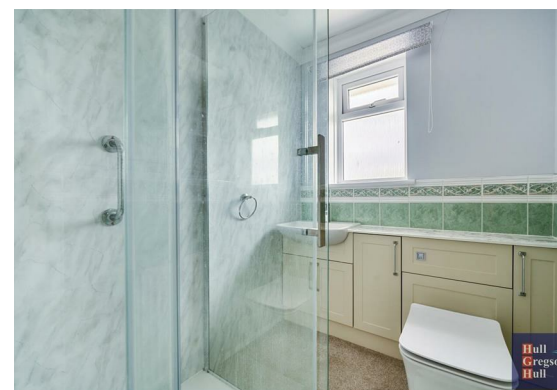
- End Of Terrace Starter Home
- Offered For Sale With No Onward Chain
- Two Bedrooms
- Front Aspect Living Room
- Fitted Kitchen
- Large Rear Extension Leading To The Garden
- Modern Fitted Shower Room
- Off Road Parking
- Larger Than Average Garage
- Spacious Rear Garden





***CASH BUYERS ONLY - SPRAY
FOAM INSULATION IN THE ROOF***

A well presented TWO BEDROOM
END OF TERRACE STARTER
HOME, tucked away in a quiet cul-de-
sac and offered to the market with NO
ONWARD CHAIN. This well-
maintained property makes an ideal
first-time purchase, benefiting from
versatile living space, ample parking,
a LARGER THAN AVERAGE
GARAGE, and a deceptively
generous rear garden.



Upon entering the property via a
purpose-built porch, an internal door
opens into a spacious front-aspect
living room, providing a welcoming
and comfortable main reception



space. To the rear, the fitted kitchen offers a range of eye and base-level units along with space for a variety of domestic
appliances.

Completing the ground floor is a substantial single-storey rear extension, creating an exceptionally versatile additional
reception room. Flooded with natural light from triple-aspect windows and French doors opening onto the rear garden,
this flexible space is ideal as a dining room, family room, home office, or playroom.

The first floor comprises two well-proportioned bedrooms. Bedroom One enjoys a front aspect and benefits from built-in
storage, while Bedroom Two overlooks the rear garden. A modern fitted shower room completes the first-floor
accommodation.

Externally, the property offers off-road parking leading to a larger-than-average garage with a traditional up-and-over
door. The garage also benefits from a useful WC, enhancing its versatility for workshop, storage, or hobby use.

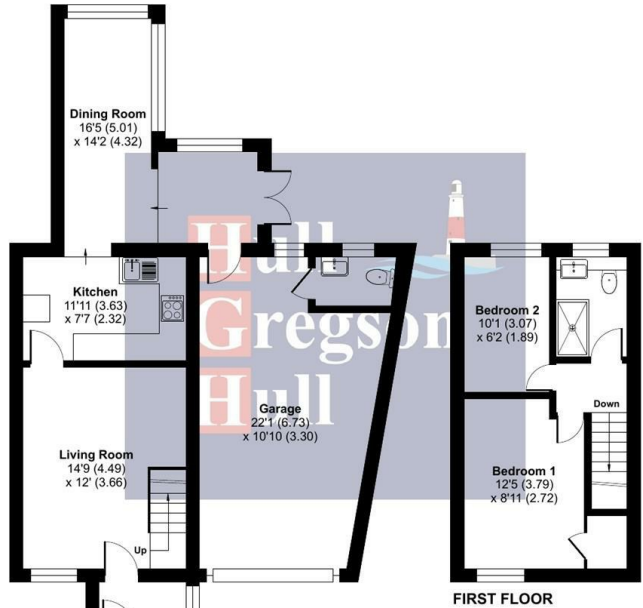
To the rear, the garden is deceptively spacious and thoughtfully arranged with a combination of lawn, patio, and planted
borders, providing an excellent setting for outdoor entertaining and family enjoyment.

This fantastic starter home combines practical living space with flexible accommodation and is conveniently offered with
no onward chain, making for a straightforward move. Early viewing is highly recommended.



Rufus Way, Portland, DT5

Approximate Area = 762 sq ft / 70.7 sq m
Garage = 269 sq ft / 24.9 sq m
Total = 1031 sq ft / 95.6 sq m
For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2026. Produced for Hull Gregson & Hull (Portland) Ltd. REF: 1458866

Porch

Living Room

14'9 x 12' (4.50m x 3.66m)

Kitchen

11'11 x 7'7 (3.63m x 2.31m)

Dining Room

16'5 x 14'2 (5.00m x 4.32m)

Bedroom One

12'5 x 8'11 (3.78m x 2.72m)

Bedroom Two

10'1 x 6'2 (3.07m x 1.88m)

Shower Room

Garage

22'1 x 10'10 (6.73m x 3.30m)

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 Central Heating

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			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	