



Rushetts Close

Portland, DT5 2LU



Offers In Excess Of
£200,000 Freehold



Rushetts Close

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- Two Double Bedroom End Of Terrace
- Ideal First Time Purchase, Investment Opportunity, or Downsizing
- Spacious & Light-filled Living Room
- Purpose-built Entrance Porch
- Kitchen/Dining Room With Ample Storage
- Generous Dining Area
- Modern Fitted Shower Room
- Sunny, Enclosed Garden
- Allocated Parking
- Viewings Highly Advised





A well presented TWO DOUBLE BEDROOM END OF TERRACE starter home with allocated parking and sunny rear garden. Being offered for sale with NO ONWARD CHAIN early viewings come HIGHLY ADVISED.

Situated in the popular residential location of Rushetts Close, Portland, this attractive two double bedroom end-of-terrace home offers well-proportioned accommodation throughout, making it an ideal first-time purchase, investment opportunity, or downsizing option.

Upon entering the property, access is gained via a purpose-built entrance



porch, providing a practical welcome before an internal door opens into the spacious and light-filled living room. Enjoying a large front-aspect window, this inviting reception space benefits from an abundance of natural light and further features two useful storage cupboards.

Completing the ground floor accommodation is the rear-aspect kitchen/dining room. Fitted with a range of eye and base-level units, the kitchen offers ample storage and worktop space, together with room for a selection of domestic appliances. There is also sufficient space for a dining table and chairs, creating an ideal area for everyday family living and entertaining. A door provides direct access to the enclosed rear garden.

The first floor comprises two generously sized double bedrooms and a well-appointed fitted shower room.

Externally, the property benefits from allocated parking and a sunny, enclosed rear garden, thoughtfully arranged with a combination of lawn and established planting, providing an excellent outdoor space to relax and enjoy.

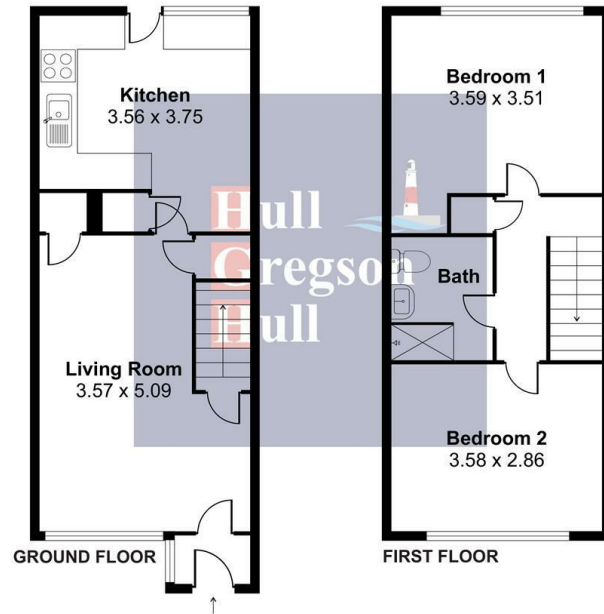
Conveniently located within Rushetts Close, the property is well placed for local amenities, schools, and transport links, while enjoying easy access to the stunning Dorset coastline and surrounding countryside.



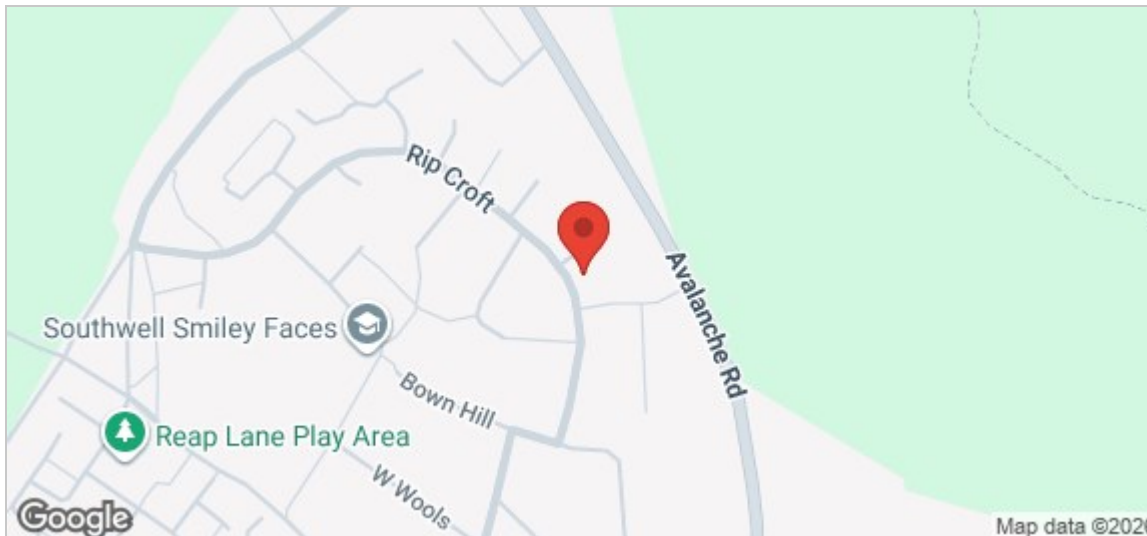


Rushetts Close, Portland, DT5 2LU

Approximate Ground Floor Area =348.71 sq ft / 32.67 sq m
Approximate First Floor Area =335.80 sq ft / 31.46 sq m
Approximate Total Floor Area =684.51 sq ft / 64.13 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.



Porch

Living Room

11'8" x 12'3" (3.56 x 3.75)

Kitchen

11'8" x 12'3" (3.56 x 3.75)

Bedroom One

11'9" x 11'6" (3.59 x 3.51)

Bedroom Two

11'8" x 9'4" (3.58 x 2.86)

Shower Room

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. 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 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	

12 Easton Street, Portland, Dorset, DT5 1BT

Tel: 01305 822 222 Email: office@hgh.co.uk www.hgh.co.uk