



**Rufus Way**  
Portland, DT5 1ED



**Asking Price**  
**£165,000 Freehold**



## Rufus Way

Portland, DT5 1ED

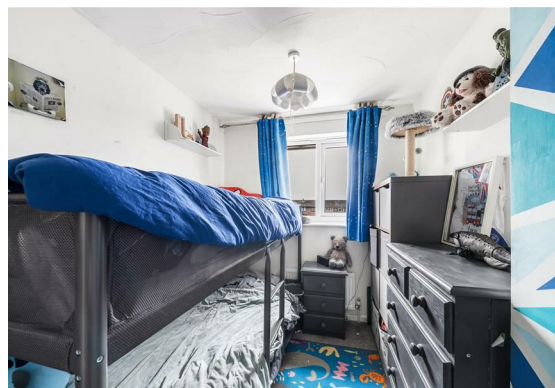
- Mid Terrace Starter Home
- Two Double Bedrooms
- Spacious Sitting Room
- Fitted Kitchen
- Additional Sun Room
- Enclosed Low Maintenance Garden
- Single Garage In Block
- Ideal FTB or Investment
- Popular Residential Location
- Viewing Highly Advised





A well-proportioned TWO BEDROOM MID TERRACE STARTER HOME, ideally situated within a popular residential area of Portland. Offering a practical layout across two floors, a useful sun room and the valuable addition of a SINGLE GARAGE located within a separate block to the rear, this property presents an excellent opportunity for FIRST TIME BUYERS, young couples or those looking to take their first step onto the property ladder.

The property is approached via an entrance porch, providing a useful space for coats and shoes before leading into the welcoming sitting room. Offering a comfortable living



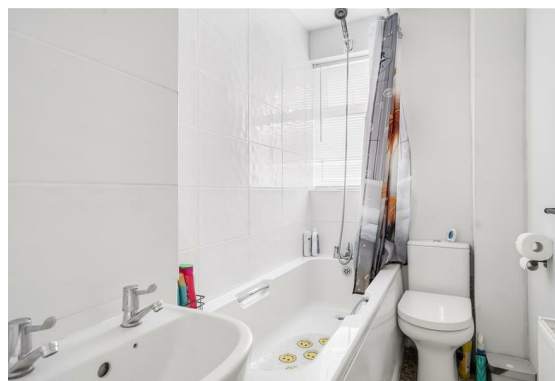
environment, the sitting room provides a central area for relaxation and everyday living, with stairs rising to the first floor and access through to the kitchen.

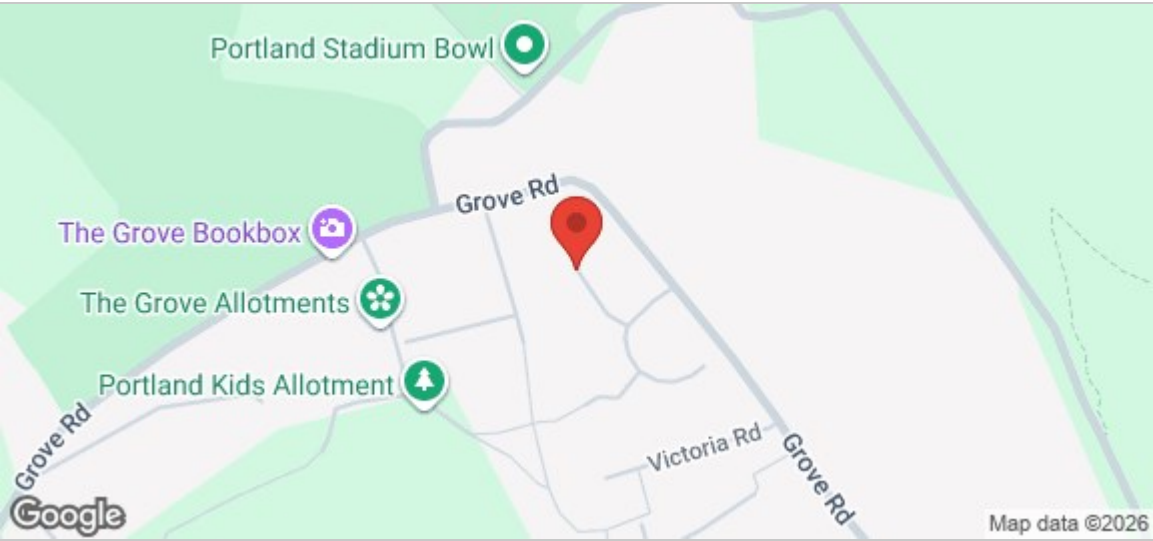
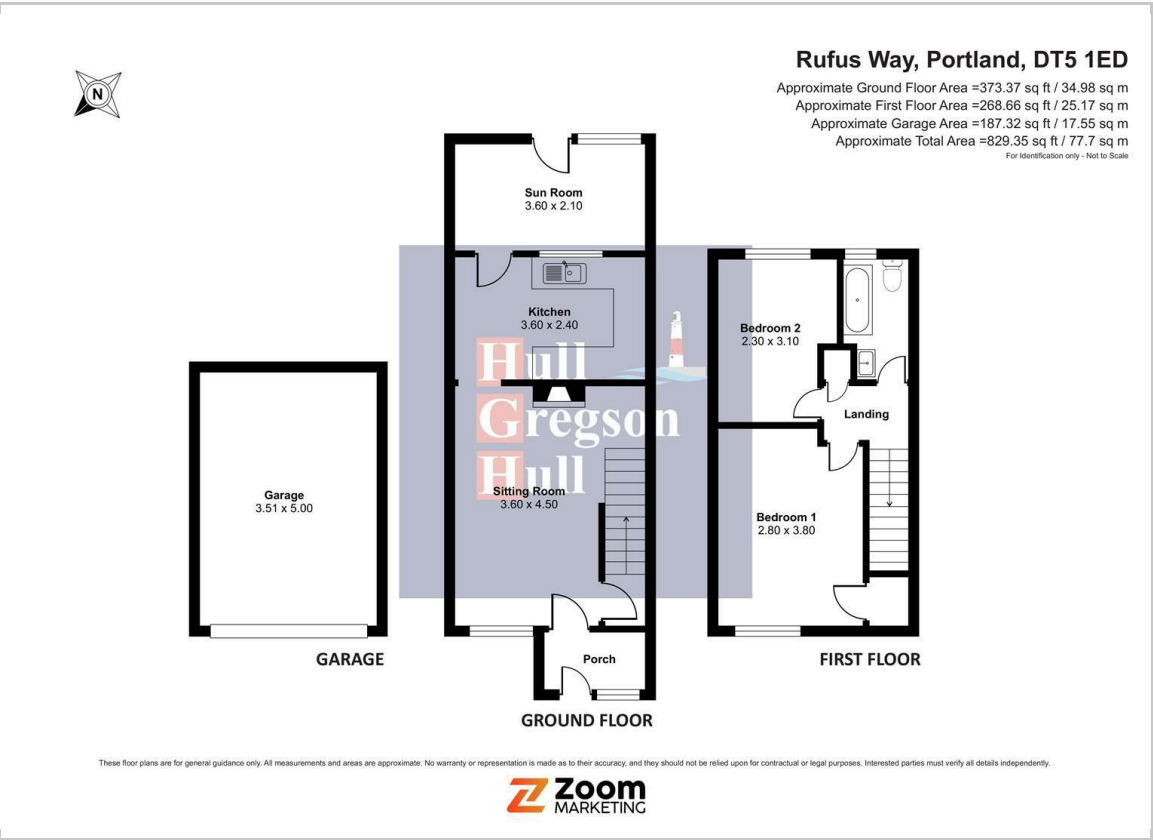
The kitchen is positioned towards the rear of the home and offers a practical arrangement of wall and base units, work surfaces and space for the necessary appliances. From here, the property benefits from a useful sun room, creating additional flexibility for a dining area, home office or simply a further space to enjoy throughout the day. The sun room also provides access to the outside, adding to the practical appeal of the ground floor accommodation.

To the first floor, the property provides two bedrooms, offering a choice of sleeping accommodation, guest space or the opportunity to create a dedicated home office. The main bedroom is well proportioned, whilst the second bedroom provides a useful additional room for a growing household or those working from home.

Completing the first floor is the family bathroom, which is conveniently positioned off the landing and serves both bedrooms.

One of the property's particularly appealing features is the single garage, situated within a separate garage block to the rear. Providing valuable off-road parking and useful additional storage, this is a significant benefit for those looking for the convenience of secure parking within a residential setting.





**Porch**

**Sitting Room**

11'9" x 14'9" (3.60 x 4.50)

**Kitchen**

11'9" x 7'10" (3.60 x 2.40)

**Sun Room**

11'9" x 6'10" (3.60 x 2.10)

**Bedroom One**

9'2" x 12'5" (2.80 x 3.80)

**Bedroom Two**

7'6" x 10'2" (2.30 x 3.10)

**Bathroom**

**Garage**

11'6" x 16'4" (3.51 x 5.00)

**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

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/](https://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 solicitor. The information is provided for your information and does not constitute an offer of employment. The employment has the autonomy of the person in this firms respect of the property.

