



**Connells**

Garibaldi Row  
WEYMOUTH





### Property Description

Connells Estate Agents are pleased to bring to the market A TWO DOUBLE BEDROOM house situated in the POPULAR LOCATION of RODWELL just a STONES THROW from the HARBOUR and its range of BARS & RESTAURANTS. The TOWN CENTRE is only a SHORT STROLL away for a range of shops and transport links.

#### Entrance

Door leading:-

#### Porch

Glazed door leading into:-

#### Hallway

Stairs rise to the first floor. Understairs storage. Wall mounted radiator. Door leading into:-

#### Lounge

11' 7" x 11' 4" (3.53m x 3.45m)  
Front aspect double glazed window. Wall mounted radiator. Arch leading into:-

#### Dining Room

11' 7" x 9' 7" (3.53m x 2.92m)  
Rear aspect double glazed french doors providing access to the courtyard. Wall mounted radiator. Arch leading into:-

#### Kitchen

6' 4" x 6' (1.93m x 1.83m)  
Fitted kitchen with a range of wall and base units and worksurfaces over. Inset stainless sink.

### First Floor

#### Landing

Velux window. Wall mounted radiator. Door leading into:-

## Bedroom One

15' 1" x 11' 8" (4.60m x 3.56m)

Two front aspect double glazed windows. Wooden style flooring. Wall mounted radiator. Loft access.

## Bedroom Two

11' 9" x 9' 8" (3.58m x 2.95m)

Rear aspect double glazed window. Wall mounted radiator. Fitted double wardrobe.

## Bathroom

Suite comprising walk in shower, low level WC and wash hand basin. Tiling. Extractor fan. Wall mounted boiler. Heated towel rail.

## Outside

At the rear there is a small courtyard. The property has an opportunity for a driveway for ample off road parking (\*STTP\*).

## South Facing Front Garden

The front of the property has a small fully enclosed garden with gated access.

## Rear Courtyard

At the rear there is a small enclosed courtyard. The property has an opportunity for a driveway for ample off road parking (\*STTP\*).

## Opportunity for Parking

The property has an opportunity for a driveway for ample off road parking accessed via Chickerell Road (\*STTP\*).













This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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**EPC Rating: D**

Tenure: Freehold

**view this property online [connells.co.uk/Property/WEY307981](http://connells.co.uk/Property/WEY307981)**



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