



**Connells**

Hereford Road  
Weymouth



### Property Description

Entering the property via the hallway leads to the lounge and stairs rising to the upper floor. The lounge with ample floor space for a range of furniture and a large front window allowing plenty of natural light to fill the room, creating a bright and airy feel. Moving to the rear of the property you have a good size kitchen/diner. The kitchen/diner comprises a range of eye level and base units, ample work surface, integrated oven with 4 ring electric hob, space for appliances such as washing machine and fridge freezer and access to the garden via French doors. The fully complete the downstairs is an impressive South Westerly facing Conservatory.

Ascending to the upper there are two bedrooms and a bathroom. Bedroom one is a generous size double room benefiting some built in storage over the stairs, with bedroom two being a smaller single room overlooking the garden at the rear. The bathroom comprises a bath with electric shower over, wash hand basin, and WC.

The garden is a wraparound space, mostly laid to lawn with a small shingle and patio area, ideal for hosting those summer BBQ's and entertaining friends and family.

### Entrance

Glazed upvc door into: -

### Hallway

Carpeted. Stairs rise to the first floor. Wall mounted consumer unit. Glazed door into: -

### Lounge

14' 2" x 11' 5" (4.32m x 3.48m)

Front aspect double glazed window which enjoys views over the garden to a Westerly aspect. Carpeted. Wall mounted radiator. Feature fireplace. Wooden glazed door into: -

### Kitchen

14' 6" x 7' 4" (4.42m x 2.24m)

Fully fitted kitchen with a range of wall and base units with worksurfaces over. Inset stainless steel sink & drainer unit. Space and plumbing for a washing machine. Space for a fridge freezer. Inset cooker with gas hob and cooker hood over. Tiling, two rear aspect double glazed windows which enjoy views over the garden. Rear aspect double glazed upvc door providing access to the garden.

Door leading into: -



## Conservatory

13' 6" x 10' 4" (4.11m x 3.15m)

Wooden style flooring. Rear aspect double glazed upvc door providing additional access to the garden.

## First Floor

Carpeted. Doors leading into: -

### Bedroom One

14' 7" x 10' 5" (4.45m x 3.17m)

Front aspect double glazed window which enjoys a Westerly aspect. Carpeted. Skirt boarding. Wall mounted radiator.

### Bedroom Two

11' 2" x 8' 6" (3.40m x 2.59m)

Rear aspect double glazed window which enjoys views over the rear garden. Skirt boarding. Wall mounted radiator. Wooden style flooring.

## Bathroom

Suite comprising paneled bath with electric shower over, low level WC and wash hand basin. Dual aspect double glazed windows. Tiling.

## Outside

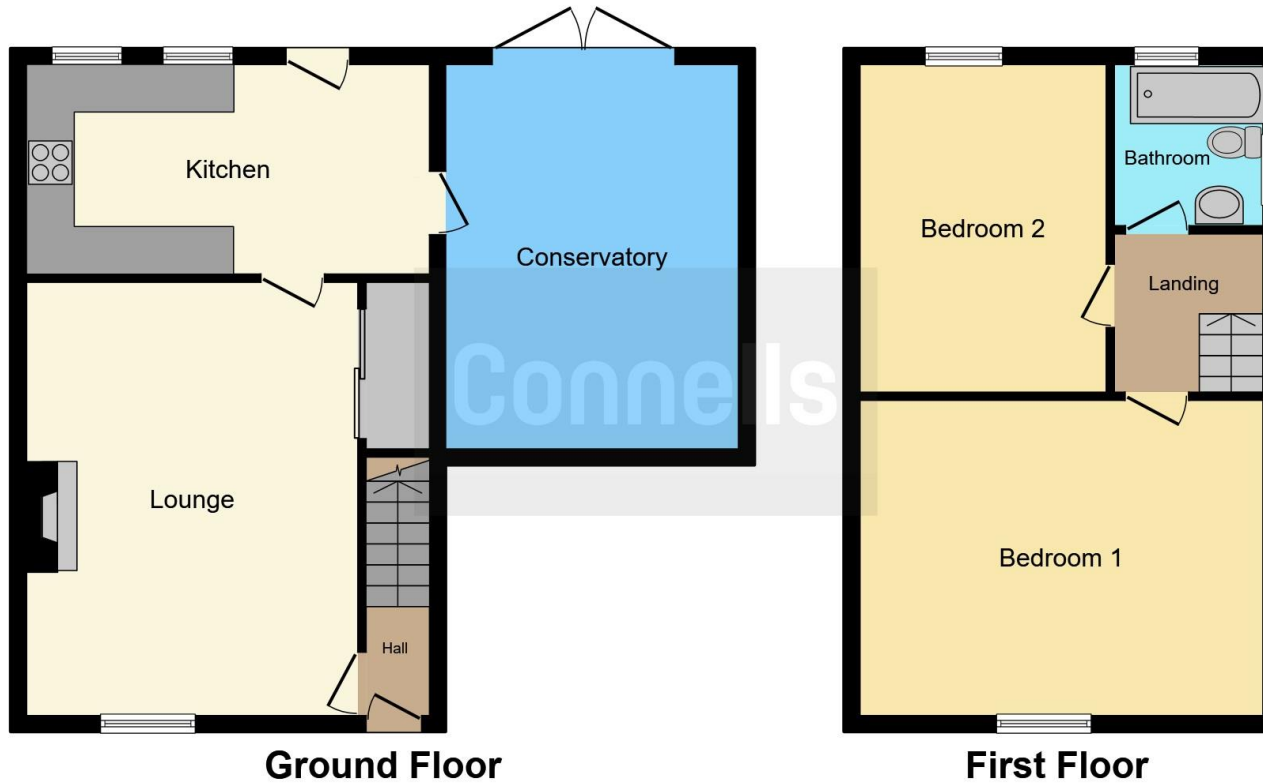
### Garden

Impressive wrap around garden with shingled, paved and lawned areas. Garden shed. Fully enclosed by fencing. Rear gated pedestrian access.









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**EPC Rating: D**

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Tenure: Freehold



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