



## Salisbury Road , Weymouth DT4 0BH

- Two double bedrooms
- Walking distance to the popular Rodwell trail
  - Utility room
- Rear access from the garden
  - Private rear garden
- No forward chain
- Nearby amenities
- Requires some updating
- Picturesque coastal walks
- Ideal investment or first time buy

**£240,000 Freehold**





## Location

### Front of the property

Wall-enclosed front garden, predominantly laid with paving slabs, with a pathway leading to the main front door which provides access to:

### Porch

Cupboard housing meters, with a single glazed door leading to

### Entrance hallway

Stairs leading to the first floor, wall-mounted radiator, a small under-stairs storage cupboard, and space for a fridge-freezer, with doors leading to

### Lounge/Diner

11'8" x 22'11" into bay window

Front aspect double glazed bayed window along with rear aspect single glazed door leading to the lean to, wall mounted radiator, power points, gas fireplace with marble and stone surround.





### **Kitchen**

9'3" x 9'10"

Side aspect single glazed window overlooking the lean to along with single glazed door leading to the lean to, 1 1/2 stainless steel sink with draining board, fully tiled, wall mounted radiator, eye and base level units with work surfaces over, space for free standing oven, door leading to:

### **Utility room**

6'3" x 8'0"

Rear aspect double glazed obscured window, low level W.C, tiled walls and flooring, hand wash basin, space for washing machine, space for fridge/freezer, wall mounted Valliant combination boiler.

### **Lean to**

Rear aspect double glazed window and double glazed door leading to the rear garden, power points, single glazed door leading to the lounge/diner, single glazed window overlooking the kitchen

### **First floor landing**

Split level landing with loft access via hatch, airing cupboard, doors leading to:

### **Bedroom one**

12'6" x 15'7" into bay window

Large front aspect room with front aspect double glazed bayed window, power points, wall mounted radiator.

### **Bedroom two**

10'0" x 10'4"

Rear aspect room with rear aspect double glazed window, power points, wall mounted radiator.

### **Bathroom**

9'5" x 9'10"

Side aspect double glazed obscured window, low level W.C, hand wash basin, corner bath, heated towel rail, bidet, shower cubicle with glass door, wall mounted radiator.

### **Rear garden**

Wall enclosed garden with patio area ideal for sitting and a second part of the garden which is laid with gravel and stepping stones. There is a brick built storage shed along with rear access via a wooden gate

### **N.B**

Originally a three-bedroom property, the current owners have reconfigured the layout to relocate the bathroom to the first floor, enhancing upstairs convenience. However, the original plumbing remains in place within the utility room, allowing the potential to easily convert the property back into a three-bedroom layout if desired

### **Disclaimer**

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Local Authority  
Council Tax Band B  
EPC Rating D



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