



Instinct Guides You



## Garibaldi Row, Weymouth Offers In Excess Of £240,000

- Beautifully Presented
- No Onward Chain
- Moments From Harbour
- Two Double Bedroom
- Rodwell
- Modern Kitchen
- Close To Amenities
- Attractive Period Home



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This well-presented TWO DOUBLE BEDROOM house is ideally located in the sought-after area of RODWELL, just a stone's throw from the HARBOUR with its array of bars and restaurants. The town centre, with its variety of shops and transport links, is merely a short walk away.

Upon approaching the property via a footpath, one is welcomed by a pristine westerly-facing front garden.

The entrance hallway leads to the living areas, with stairs ascending to the upper level. The open-plan lounge/diner has beautiful décor with great attention to detail offering a bright and airy space, bathed in natural light from the windows and featuring a charming fireplace. The lounge offers ample space for sofas, a dining table, chairs, and additional furnishings.

The updated kitchen boasts high-gloss cabinets, generous work surfaces, room for appliances, and a door that opens to an outdoor courtyard. This pretty courtyard has an area for a small table and chairs with a beach style theme which leads to a utility room, which could double up as a home office.

On the first floor, there are two bedrooms and a shower room. The first bedroom, located at the front, is a spacious room benefiting the westerly aspect and can accommodate a variety of bedroom furniture finished nicely with a period fireplace. The second bedroom is also a double. The shower room includes a shower cubicle, washbasin, and w/c.

The front garden, complete with handmade railings and brick pavers, provides a delightful area for a table and chairs, perfect for relaxing and watching the world go by.



## Room Dimensions

Lounge 12'0" x 10'6" (3.66 x 3.22)

Dining Room 11'8" x 9'1" (3.57 x 2.77)

Kitchen 6'7" x 6'7" (2.02 x 2.01)

Bedroom One 14'5" x 11'0" (4.41 x 3.36)

Bedroom Two 11'8" x 9'1" (3.57 x 2.77)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D			59
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

Important Notice: Particulars are prepared for marketing purposes only and should not be treated as a statement of the condition of any building, fixture or appliance. All measurements, floor plans and lease/ maintenance are approximate and not to be relied upon. Purchasers should make their own checks before relying on any of the information provided herein. \* For double glazing and gas radiator heating, it is where specified.