



Instinct Guides You



Rodwell Avenue, Weymouth £220,000

- No Onward Chain
- Close To Newtons Cove
- Nothe Fort Nearby
- Period Property
- Attractive Rear Garden
- In Need Of Modernisation



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Offered with NO ONWARD CHAIN is this two bedroom period property positioned close to Newtons Cove, the NOTHE FORT and HOPE SQUARE. The property benefits two reception rooms, two double bedrooms and attractive rear garden.

Inside, the property needs some modernisation but has an almost cottage like feel offering charming spaces just a short walk to local attractions. The open plan lounge/diner is a well proportioned space with ample room for furniture. The kitchen at the rear has a range of fitted units and views into the rear garden.

Ascending to the first floor are two double bedrooms and the family bathroom. Bedroom one spans the width of the home and is a generous double. In addition bedroom two is a second double. The bathroom completes the first floor and is a bright spacious room. It comprises a bath with shower over, wash hand basin and W/C

One of the highlights of this property is its attractive rear garden, ideal for relaxing outdoors or hosting gatherings with friends and family. While the cottage requires modernisation, this presents a fantastic opportunity for you to put your own stamp on the place and create a bespoke living space tailored to your tastes. The garden has a range of bushes and shrubs and flowering plants.



Room Dimensions

Lounge 11'6" x 9'11" into alcove (3.52 x 3.03 into alcove)

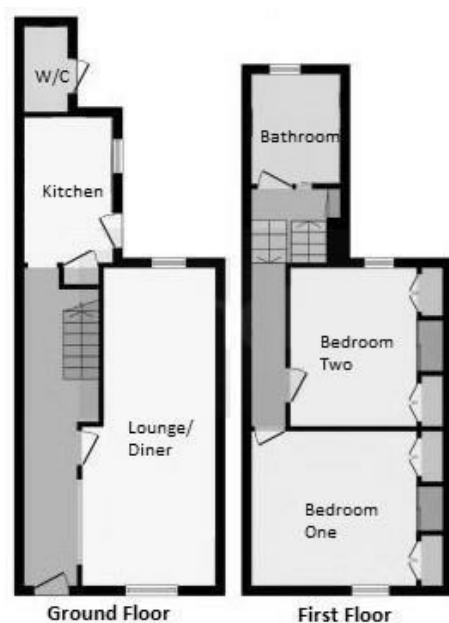
Dining Room 10'11" x 8'3" into alcove (3.33 x 2.53 into alcove)

Kitchen 10'11" x 5'11" (3.33 x 1.82)

Bedroom One 11'6" x 11'1" + wardrobe (3.52 x 3.39 + wardrobe)

Bedroom Two 11'8" x 9'0" + wardrobe (3.57 x 2.76 + wardrobe)

Bathroom 8'4" x 6'0" (2.55 x 1.84)



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
	77
	41
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions	
England & Wales	EU Directive 2002/91/EC

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