



Instinct Guides You



## Ferndale Road, Weymouth £170,000

- No Onward Chain
- In Need Of Modernisation
- Large Kitchen/Diner
- Close To Amenities
- Bus Route Nearby
- Lodmoor, Weymouth



Registration No. 08079158 Directors Mr Wilson, Mr Tominey

Courtesy Notice Upon using WilsonTominey as selling agents ensure we are made aware of contractual obligations you may be under. We can then proceed accordingly.

WilsonTominey Ltd  
15 Westham Rd.  
DT4 8NS

T 01305 775500  
E sales@wilsontominey.co.uk  
W www.wilsontominey.co.uk





Offered with NO ONWARD CHAIN is an exciting opportunity to purchase a two-bedroom property on Ferndale Road that needs modernisation. Located close to amenities and bus routes the property offers a rear garden, spacious kitchen diner and a unique first-floor layout with study.

Inside, the hub of the home is the kitchen/diner, offering ample space for family dining and entertaining. The kitchen area, though dated, has great potential to be transformed into a modern, contemporary room. A door opens out the rear garden. Adjacent to the kitchen/diner, the cosy living room awaits your personal touch to restore its warmth and charm.

Upstairs, you'll find two well-proportioned bedrooms the family bathroom and a study. Bedroom one is a well-proportioned room with a bay window that illuminates the room beautifully. A connecting study room offers excellent versatility to the first floor and links the bedroom to the shower room. Bedroom two is a generous single and also leads to the shower room. The shower room has a built-in cupboard, step-in shower, hand basin and W/C.

The garden benefits from rear access and a brick-built storage shed. The low maintenance patio offers a pleasant space for entertaining.

### Room Dimensions

Living Room 11'0" max x 9'8" (3.36 max x 2.97)

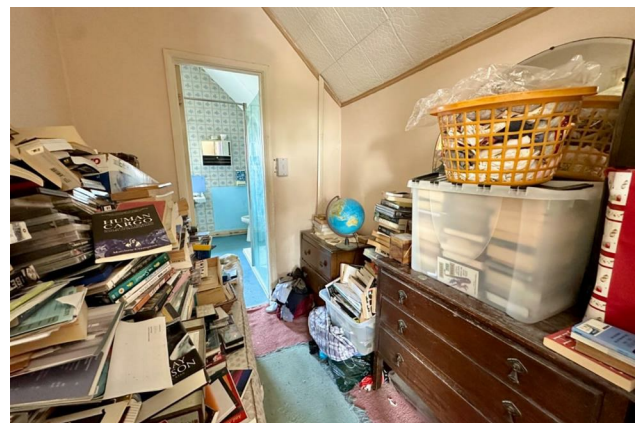
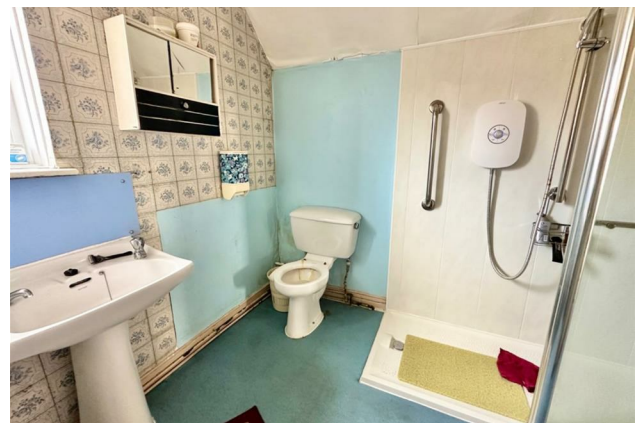
Kitchen/Diner 12'11" x 11'2" max (3.96 x 3.41 max)

Bedroom One 12'11" x 9'7" (3.94 x 2.94)

Bedroom Two 10'0" x 6'5" (3.06 x 1.96)

Shower Room 8'6" max x 6'3" max (2.61 max x 1.92 max )

Study 6'9" x 6'3" (2.07 x 1.91)



Energy Efficiency Rating	
Current	Potential
64	82
<small>Very energy efficient - lower running costs</small> <small>Very energy efficient - higher running costs</small>	
<small>EU Directive 2002/91/EC</small> <b>England &amp; Wales</b>	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
<small>Very environmentally friendly - lower CO<sub>2</sub> emissions</small> <small>Not environmentally friendly - higher CO<sub>2</sub> emissions</small>	
<small>EU Directive 2002/91/EC</small> <b>England &amp; Wales</b>	

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.