



Instinct Guides You



Kings Road, Weymouth Offers In Excess Of £300,000

- Large Westerly Aspect Garden
- Radipole
- Conservatory
- Open Plan Kitchen Dining Room
- Large Principle Bedroom
- Close to Transport Links
- Cloakroom
- Close to Local Amenities



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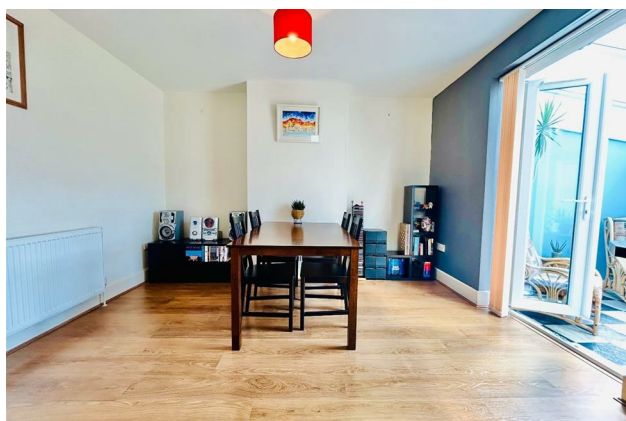
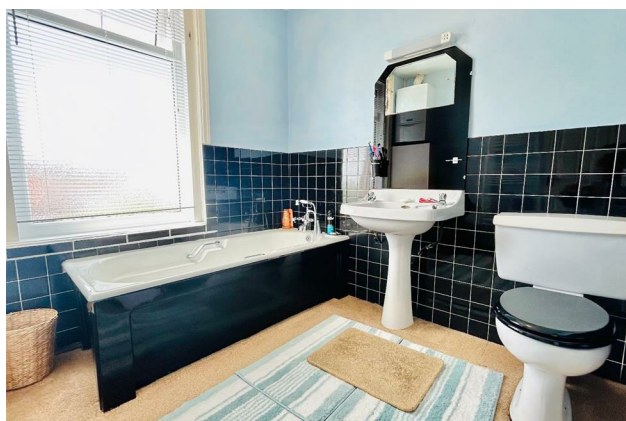


A beautifully presented three bedroom semi detached family home nestled in the popular location of RADIPOLE with LARGE WESTERLY GARDEN. The property benefits OPEN PLAN KITCHEN DINER, additional SUN ROOM and CLOAKROOM. All while being within close proximity to RADIPOLE PRIMARY SCHOOL, bus routes, local amenities and large supermarkets.

The property itself is an attractive home fronted with low brick walled garden, and bay fronted windows and a gated path leads you to the traditional front door. Stepping inside, the bright and spacious hallway and built-in storage being found under the stairs. The spacious living area, situated to the front of the property, offers a front aspect bay window allowing plenty of light to flood the room which is large enough for ample furniture. To the rear of the property the modern fitted kitchen dining room provides a range of wall and base units, built in appliances and space for a table. A bright space due to its dual aspect, providing ample light through the double doors leading to the sun room. The sun room is a great size, nearly spanning the full length of the property also providing access to the cloakroom.

Ascending to the first floor are three bedrooms and a family bathroom. Bedroom one, situated to the front of the property, is a well proportioned room with space for a double bed and other furnishings. Bedroom two is another double room that enjoys views into the garden while bedroom three is a single that offers versatility as a office space. The bathroom has a period look comprising bath with shower over, wash hand basin & W/C.

The westerly aspect garden is a beautiful space, with an initial paved area decorated with potted plants and benefitting from a shed. The large lawn is a great space to enjoy, with ample space for outdoor furniture and family living.



Room Dimensions

Living Room 11'10" x 11'10"+bay (3.63 x 3.62+bay)

Kitchen Dining Room 17'7" x 12'0" (5.36 x 3.67)

Sun Room

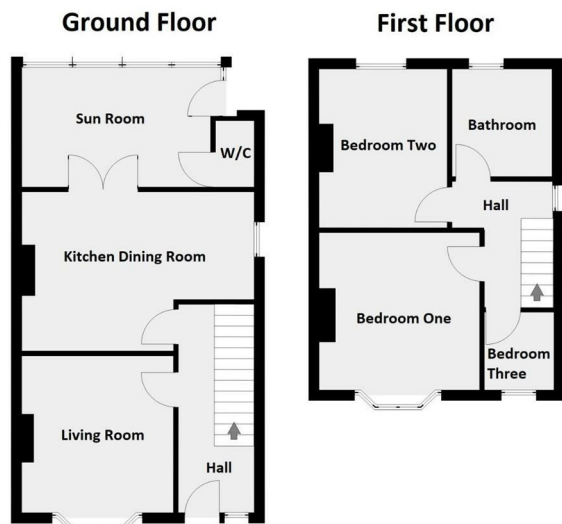
Bedroom One 12'1" x 11'10"+bay (3.70 x 3.63+bay)

Bedroom Two 12'0" x 9'8" (3.67 x 2.95)

Bedroom Three 5'10" x 5'2" (1.79 x 1.60)

Bathroom 8'1" x 7'6" (2.48 x 2.30)

Conservatory 14'7" x 9'3" (4.47 x 2.82)



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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		
		85
		67
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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