



Instinct Guides You



Bradford Road, Weymouth £245,000

- No Onward Chain
- Large Westerly Garden
- Well-Presented
- Two Spacious Bedrooms
- Walking Distance To Town Centre
- Two Reception Rooms
- Bus Route Nearby
- Marsh and Amenities Nearby



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Just a short walk from Weymouth's historic harbour and town centre is this well-presented, spacious two bedroom semi-detached home. The property boasts a large westerly garden and an array of nearby amenities as well as being offered with no onward chain.

Initial gardens lead to the home benefiting well-proportioned rooms. A lounge occupies the front of the home with large window and space for ample furnishings. The kitchen is conveniently adjacent to the spacious dining room and is finished with a range of units in a contemporary style - also offering access to rear. The dining room enjoys views to the large garden.

A first floor landing provides access to both bedrooms and a family bathroom. Both bedrooms are double bedrooms, accentuating the well-proportioned nature of the home and providing a sense of space. Bedroom one spans the width of the home and boasts two windows.

The family bathroom enjoys a playful blend of contemporary tiling and exposed brickwork - providing a rustic charm - and offers toilet, basin and bath.

Externally, the home retains useful side access; The large westerly garden is a staple of the home, amplifying the property's bright nature with a patio area to enjoy the evening sun.



Room Dimensions

Lounge 10'6" x 10'6" max (3.21 x 3.21 max)

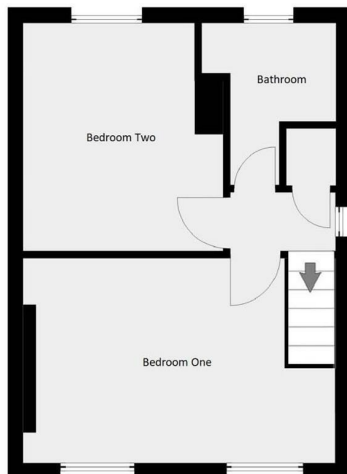
Dining Room 11'9" x 10'6" (3.59 x 3.21)

Kitchen 11'8" x 5'1" (3.58 x 1.55)

Bedroom One 16'5" max x 10'6" (5.02 max x 3.22)

Bedroom Two 11'8" x 10'6" (3.58 x 3.22)

Bathroom 7'1" max x 8'3" (2.16 max x 2.54)



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			
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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