



Instinct Guides You



Hereford Road, Weymouth £240,000

- Three Bedrooms
- Extended Kitchen/Diner
- Views Of Surrounding Hills
- Close To Amenities
- Communal Parking Area At Rear
- Boarded Loft Space With Velux



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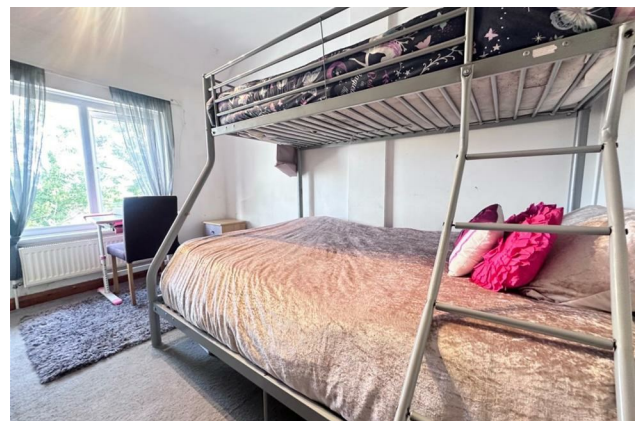
An extended three bedroom house featuring a spacious kitchen/diner with views of the surrounding hills in the distance. Located within two miles of Weymouth town centre, the property is conveniently close to various amenities and a bus route.

Upon entering, a practical porch leads to the hallway and the staircase to the first floor. The lounge is spacious, centered around a chimney breast feature, and offers plenty of room for furniture.

The heart of the home is the extended kitchen/diner positioned to the rear, providing a versatile space for dining or entertaining, with doors opening to the garden. The kitchen is equipped with a range of eye and base level units and has space for appliances.

Upstairs, there are three bedrooms and a bathroom. The two main bedrooms are doubles, with the rear one enjoying some views of the surrounding countryside, both benefiting ample space for furniture. The third bedroom has a bed built above the stairwell to maximise floor space and useability of the room. Completing the accommodation is the family bathroom with wash hand basin, bath with shower over and w/c all complemented with a tiled surround.

Externally, the property boasts front and rear gardens, with the latter primarily laid to patio, enclosed by fencing, and featuring gated access to a communal parking area.



Room Dimensions

Lounge 13'9" x 11'1" (4.2 x 3.38)

Kitchen/Diner 14'1" x 6'6" + 8'3" x 6'1" (4.31 x 2.0 + 2.52 x 1.87)

Bedroom One 10'1" x 7'8" (3.09 x 2.36)

Bedroom Two 10'9" x 8'2" (3.29 x 2.5)

Bedroom Three 7'1" max x 6'0" (2.18 max x 1.83)



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | 88 |
| (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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