



Instinct Guides You



Cromwell Road, Weymouth £230,000

- Partially Modernised
- Enclosed Rear Garden
- Generous Two Double Bedroom Home
- Spacious Modern Bathroom
- Cloakroom & Utility
- Two Reception Rooms
- Formerly Three Bedrooms
- No Onward Chain



Registration No. 08079158 Directors Mr Wilson, Mr Tominey

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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 this partially modernised SPACIOUS TWO DOUBLE BEDROOM home offers a superb opportunity to complete this tastefully semi-refurbished property. Boasting a CLOAKROOM, generous bathroom, an enclosed rear garden and two reception rooms the property enjoys a convenient position close to a range of amenities and bus routes.

Upon entering, you're greeted by a spacious lounge filled with natural light from a large front-facing bay window, a feature fireplace stands out as a focal point—a nod to the home's history. Adjacent is a second reception room, offering a versatile space for dining, a home office, or a cosy family room.

Works on the kitchen have begun and it is still fully functional with a range of fitted units and space for white goods. A practical cloakroom and utility space complement the ground floor of the house offering additional practicality & storage.

Rising to the first floor both bedrooms are well-proportioned, with the principal bedroom having an attractive modern finish and colour scheme that beautifully compliments the feature fireplace. Bedroom two is a second double room with some views over the rear garden. The bathroom has been finished to a wonderful standard with a freestanding bath, shower cubicle hand basin and w.c all tied together with geometric flooring and neutral tones.

Outside the rear garden is proportionate to the house and is secure with fences being a blank canvas for any new family to enjoy.

Room Dimensions

Lounge 11'6" + bay x 11'9" max (3.53 + bay x 3.60 max)

Dining Room 9'10" x 9'6" max (3.02 x 2.92 max)

Kitchen 11'2" x 7'10" (3.42 x 2.41)

Lean-to 6'8" x 4'11" (2.04 x 1.52)

Cloakroom 3'1" x 2'11" (0.94 x 0.89)

Utility 7'6" x 4'6" (2.30 x 1.38)

Bedroom One 15'2" max x 11'7" + bay (4.64 max x 3.54 + bay)

Bedroom Two 18'8" x 7'11" (5.69 x 2.43)

Bathroom 11'10" x 9'6" max (3.61 x 2.92 max)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		27	
(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			84
(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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