



Instinct Guides You



Louviers Road, Weymouth £260,000

- Large Westerly Garden
- No Onward Chain
- Bath and Shower Rooms
- Spacious Kitchen and Living Room
- End of Terrace
- Well presented throughout
- Close to Local Amenities
- Close to Bus Route



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A WELL PRESENTED three bedroom END OF TERRACE property with LARGE WESTERLY GARDEN, & SPACIOUS kitchen, additional downstairs shower room, all within close proximity to supermarket, pharmacy, walks to fields enjoying elevated views to Weymouth and surrounding LANDSCAPE. Offered with NO ONWARD CHAIN.

A low-maintenance front garden leads you to the home, finished with fencing providing a pleasing approach. A canopy porch entrance leads to a generously proportioned hallway, providing ample storage in the form of a cupboard and space under the stairs for additional storage.

To the front of the property is the living room, a great size with enough space for a large sofa and additional furniture. The kitchen/breakfast room at the rear of the home, a bright space thanks to its westerly facing window also enjoying pleasant views over the large garden. The kitchen has a range of fitted units boasting an integral oven and hob with space for white goods and a dining table. Completing the ground floor accommodation is the useful shower room also providing the downstairs W/C.

The first floor comprises three bedrooms and the family bathroom. Bedrooms one and two are both good-sized doubles, with enough space for additional furnishings with the bedroom one enjoying views over the garden. The third bedroom is a well-proportioned single which can be utilized as an office. Completing the internal accommodation is the family bathroom, a white suite with P shaped bath with shower over, hand wash basin & W/C.

The property boasts a large enclosed westerly-facing garden, perfect for entertaining with ample space for the whole family to enjoy. The garden is landscaped with a decked area, brick built storage shed followed by lawn.



Room Dimensions

Living Room 11'7" x 11'6" (3.55 x 3.53)

Kitchen 11'10" x 11'6" (3.63 x 3.52)

Shower Room 7'8" x 2'10" (max) (2.35 x 0.87 (max))

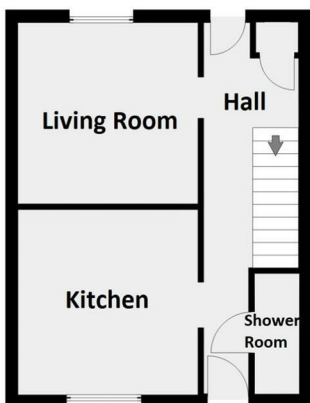
Bedroom One 11'8" x 8'11" + door recess (max) (3.56 x 2.72 + door recess (max))

Bedroom Two 9'7" x 9'4" + wardrobe space (2.94 x 2.86 + wardrobe space)

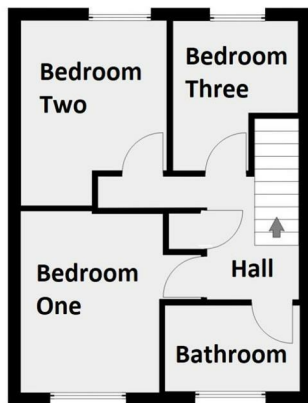
Bedroom Three 9'8" x 8'0" (max) (2.95 x 2.45 (max))

Bathroom 8'7" x 5'6" (max) (2.64 x 1.68 (max))

Ground Floor



First Floor



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	87

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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