



Instinct Guides You



Rutland Road, Weymouth Offers In Excess Of £240,000

- No Onward Chain
- Cloakroom & Family Bathroom
- Two Allocated Parking Spaces
- Low Maintenance Garden
- Close To Weymouth Town Centre
- In Need Of Modernisation



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Offered with NO ONWARD CHAIN this three bedroom terraced home boasts TWO ALLOCATED PARKING SPACES lounge with bay window, cloakroom and family bathroom. Situated close to WEYMOUTH TOWN CENTRE the property has amenities and bus routes nearby.

The home begins by stepping into the porch providing practical storage. The lounge is a generous size and benefits a feature bay window and fireplace that creates a focal point in the room. The kitchen offers ample storage with enough space for white goods, the cloakroom and pantry are also positioned here, patio doors lead to the rear garden.

Rising to the first floor there are three bedrooms and a family bathroom. Bedroom one and two are both generous doubles with ample space for furniture and storage, bedroom three is a generous single. The family bathroom completes the home, comprising of a bath with a shower over, wash basin and W/C.

The rear paved garden provides a perfect balance of easy living and family entertainment by being so low maintenance.

A gate to the back of the garden leads to two allocated parking spaces.



Room Dimensions

Lounge/Diner 14'2" max x 11'5" max + bay (4.34m max x 3.50m max + bay)

Kitchen 12'7" max x 8'3" max (3.84m max x 2.53m max)

Cloakroom 4'1" max x 2'3" max (1.25m max x 0.70m max)

Bedroom One 12'0" max x 8'6" max (3.67m max x 2.60m max)

Bedroom two 11'5" max x 8'0" max (3.50m max x 2.46m max)

Bedroom Three 8'8" max x 7'9" max (2.65m max x 2.38m max)

Bathroom 8'6" max x 4'7" max (2.60m max x 1.41m max)



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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		87	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D		67	(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales	
				EU Directive 2002/91/EC	

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