



Instinct Guides You



Springfield Road, Weymouth £270,000

- Garage
- Two Reception Rooms
- Well Presented
- Cul-De-Sac Location
- Three Generous Bedrooms
- Close To Transport Links
- Conservatory
- Direct Access Into Garage



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This well-presented three-bedroom end-of-terrace house boasts a garage, cloakroom, and conservatory, located in the highly desirable area of Broadway. The property offers a generous open-plan lounge diner, creating a bright and welcoming living space. Ideally situated, it provides excellent access to a wide range of local amenities, including schools, bus routes, a train station, and shops.

The property has been thoughtfully designed to provide a warm and welcoming atmosphere, ideal for family living. A useful entrance porch offers a practical space to store coats and boots before stepping into the main living area. The kitchen is well-equipped, featuring ample storage with eye and base-level units with space for appliances and essential white goods. The open-plan lounge diner is a generous space, enhanced by a large window that floods the room with light, creating a bright and airy environment. From the lounge, you'll find access to the conservatory, an ideal space to enjoy the sunshine or unwind in the evenings, with direct access to the rear garden and into the garage. A stylish cloakroom, also modernised, completes the ground floor.

Upstairs, the first floor comprises three well-proportioned bedrooms, a family bathroom, and additional storage space. The master bedroom is a spacious double, offering plenty of room for additional furnishings and featuring a large window overlooking the rear garden. The second bedroom, also a double, enjoys distant countryside views, making it a bright and peaceful retreat. The third bedroom, a good-sized single or small double, offers flexible use, whether as a home office, study, or guest room. The family bathroom has been tastefully updated with a bath and shower overhead, a hand wash basin, and a W/C. A handy storage cupboard on the landing completes the interior layout.

Externally, the property benefits from a lawned rear garden, with patio and decked seating areas with door into the garage.



Room Dimensions

Lounge 14'6" x 10'6" (4.42 x 3.21)

Dining Room 11'1" x 8'0" (3.40 x 2.45)

Conservatory 14'3" x 5'7" (4.35 x 1.72)

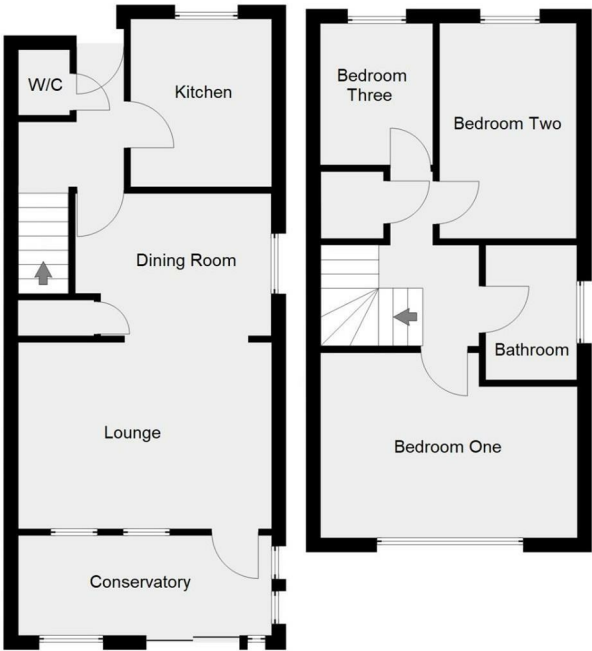
Kitchen 9'4" x 7'11" (2.87 x 2.42)

Bedroom One 14'5" x 10'5" (4.41 x 3.19)

Bedroom Two 12'2" x 7'3" (3.71 x 2.23)

Bedroom Three 9'5" x 6'3" (2.88 x 1.93)

Garage 16'1" x 7'3" (4.91 x 2.22)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		64
(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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