



Instinct Guides You



## Norfolk Road, Weymouth Guide Price £175,000

- Generous Rear Garden
- Ground Floor Apartment
- Off Road Parking
- Two Double Bedrooms
- Well Presented Throughout
- Vendor Currently Suited
- Side Access
- Close To Schools & Amenities



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Courtesy Notice Upon using WilsonTominey as selling agents ensure we are made aware of contractual obligations you may be under. We can then proceed accordingly.

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A well-proportioned ground-floor apartment with generous rear garden and off-road parking. The home enjoys two double bedrooms and is well-presented throughout with flexible accommodation; located on a bus route with the vendor currently suited.

The property retains its own private entrance, fronted by off-road parking for at least one car as well as side access to the generous private rear garden.

Inside, a large hallway opens initially into a spacious lounge. A chimney serves as the rooms focal point with excellent proportions enabling the room to function as the hub of the home. Adjacent, Bedroom one is a generous double conveniently neighbouring the stylish family bathroom. Bedroom one enjoys sliding doors that open outside helping to merge the boundaries between home and garden. Bedroom Two is another well proportioned double bedroom located at the front of the home.

The kitchen completes the accommodation with dual aspect windows and a range of modern units and a door opening up to the outdoor space.

Externally, the apartment's garden is generously proportioned lawn space with useful side access. In addition the garden benefits from a brick built storage shed and a patio/BBQ area offering plenty of space for outdoor furniture creating a perfect place to entertain and enjoy the sun.



Room Dimensions

Living Room 13'9" red to 11'9" x 12'10" x 8'11" (4.21m red to 3.59m x 3.92m x 2.74m )

Kitchen 9'5" x 9'4" (2.89m x 2.86m)

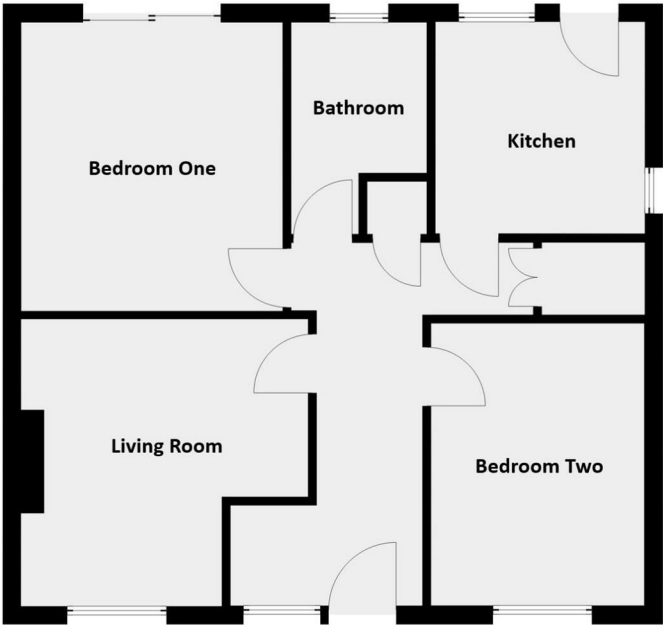
Bedroom One 12'11" x 11'8" (3.94m x 3.57m)

Bedroom Two 12'10" x 9'6" (3.92m x 2.91m)

Lease & Maintenance Information

The vendor informs us the property has 95 years remaining with a service charge of approximately £500pa with a ground rent of £10pa, pets are permitted.

We recommend these details are checked by a solicitor before incurring costs.



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		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		

Important Notice: Particulars are prepared for marketing purposes only and should not be treated as a statement of the condition of any building, fixture or appliance. All measurements, floor plans and lease/ maintenance are approximate and not to be relied upon. Purchasers should make their own checks before relying on any of the information provided herein. \* For double glazing and gas radiator heating, it is where specified.