

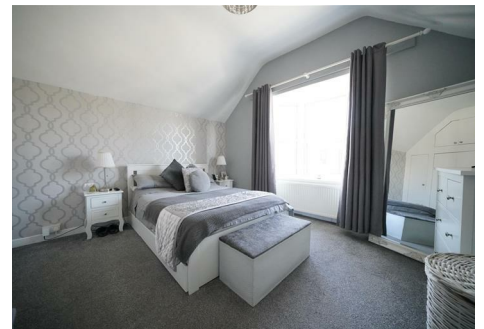


Instinct Guides You



Ferndale Road, Lodmoor, Weymouth Offers In Excess Of £225,000

- Well Presented
- Lodmoor
- Spacious Kitchen/Diner
- Two Double Bedrooms
- Close To Amenities
- Easy Reach Of Beach
- Modern Bathroom
- South/Westerly Courtyard



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This well-presented TWO DOUBLE BEDROOM home with a spacious KITCHEN/DINER, modern bathroom, and SOUTH/WESTERLY courtyard GARDEN is ideally located in Ferndale Road, Lodmoor, just a short walk from the beach, esplanade, and a wide range of local amenities. Offering a lovely blend of character and modern convenience, this charming home is perfectly suited to first-time buyers, downsizers, or those looking for a period style home in a convenient location.

The heart of the home is the generous kitchen/diner, providing the ideal space for family living and entertaining, with plenty of room for a dining table and chairs. The lounge, positioned at the front of the property, features a chimney breast focal point, adding warmth and character to this inviting living space. Completing the ground floor is a stylish, modern bathroom fitted with a shower cubicle, basin, and toilet.

Upstairs, two large double bedrooms offer excellent proportions and ample space for furnishings, making the home highly versatile for families, couples, or guests.

Outside, the property enjoys a south-westerly-facing courtyard garden with gated rear access — the perfect spot to relax and enjoy the afternoon sun. Beautifully presented and offering spacious, well-balanced accommodation, this charming home is a wonderful opportunity to settle in a popular location.

Room Dimensions

Lounge 12'7" x 11'2" max (3.86 x 3.42 max)

Kitchen/Diner 22'5" x 12'8" > 8'8" (6.85 x 3.88 > 2.66)

Bedroom one 12'9" x 10'9" (3.9 x 3.3)

Bedroom two 12'9" x 13'0" max (3.9 x 3.98 max)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G		61	
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 	

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.