



Instinct Guides You



## Springfield Road, Weymouth £240,000

- Three Bedroom
- GARAGE
- In Need Of Modernisation
- Conservatory
- Gardens
- Lounge Diner
- Moments from Upwey TRAIN STATION



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A THREE BEDROOM END TERRACE house with GARAGE, CLOAKROOM and CONSERVATORY, located in the popular area of BROADWEY. Requiring modernisation throughout, this property offers an exciting opportunity for a buyer to personalise and make it there own. Ideally situated within close proximity to a range of AMENITIES including SCHOOLS, BUS ROUTE, UPWEY TRAIN STATION and SHOPS.

The layout of the property lends itself well to modern family living and would benefit from refurbishment to reach its full potential. An open entrance porch leads into the main accommodation. The kitchen, though dated, offers a functional layout with eye and base level units, space for oven and white goods. The open plan lounge diner is generously proportioned, ideal for family living, featuring a large window that fills the space with natural light. To the rear, the conservatory adds an additional space and provides access to the garden.

Upstairs, there are three bedrooms and a family bathroom. The main bedroom is a spacious double with views over the rear garden. The second bedroom, also a double, enjoys some distant countryside views. The third bedroom is a well-sized single, ideal as a child's room, office or study. The bathroom and separate cloakroom are functional but would benefit from updating.

Externally, the rear garden offers scope for landscaping and improvement. The property also benefits from a garage in a block to the rear, accessed via a gated path.

Room Dimensions

Lounge 14'8" x 10'9" (4.49 x 3.28)

Dining Room 11'6" x 8'5" (3.51 x 2.57)

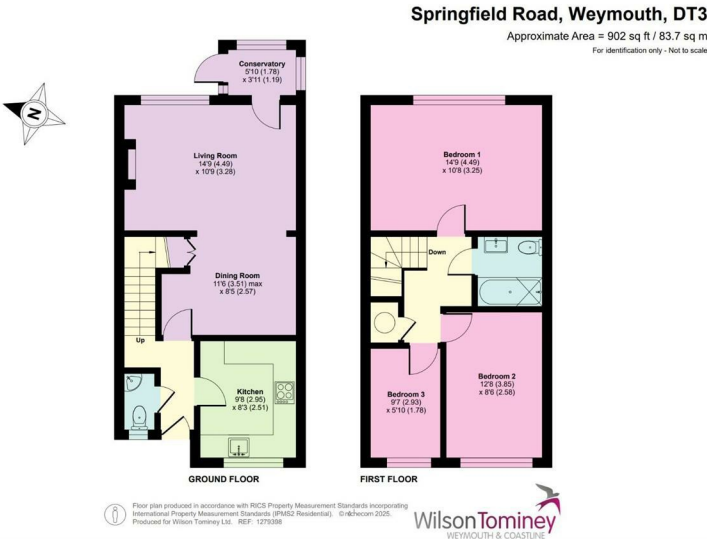
Kitchen 9'8" x 8'2" (2.95 x 2.51)

Conservatory 5'10" x 3'10" (1.78 x 1.19)

Bedroom One 14'8" x 10'7" (4.49 x 3.25)

Bedroom Two 12'7" x 8'5" (3.85 x 2.58)

Bedroom Three 9'7" x 5'10" (2.93 x 1.78)



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