



Instinct Guides You



## Bradford Road, Weymouth Offers In Excess Of £190,000

- Two Double Bedrooms
- No Onward Chain
- Short Stroll From Weymouth Marina
- Generous Proportions Throughout
- Downstairs Cloakroom
- Attic Space
- Far Reaching Views Across Weymouth
- Amenities and Bus Routes Nearby



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Located mere moments from Weymouth's vibrant harbourside and boasting excellent proportions throughout is this two double bedroom home with additional attic space. Presented with no forward chain, the home further boasts a downstairs cloakroom and low maintenance rear garden as well as far reaching views across Weymouth.

French doors open to a spacious lounge/diner, vast floorspace allows for an array of furnishings with two storage cupboards and an outlook to the front garden. The kitchen enjoys extensive worktop space with exemplary storage and an adjacent cloakroom. Through sliding doors, a conservatory/lean to overlooks the mature gardens towards the decking.

Rising to the first floor, bedroom one is a generous double with large window and plentiful storage; stairs inside a double door provide a hidden access to the attic space. Bedroom two is also well proportioned with a family bathroom adjacent complete with large walk-in shower, toilet and basin. An airing cupboard completes the floor.

Outside, the rear garden enjoys a raised decking area - leading down to the patio space with a range of mature plants bordering the home and a summer house to finish.

Room Dimensions

Lounge/Diner 18'6" red to 14'1" x 12'0" max (5.65m red to 4.3m x 3.66m max)

Kitchen 15'1" red to 7'1" x 7'11" red to 5'10" (4.61m red to 2.16m x 2.43m red to 1.78m)

Lean-To/Conservatory 11'9" x 4'8" (3.59m x 1.44m)

W/C

Bedroom One 11'10" x 9'11" (3.62m x 3.03m)

Bedroom Two 8'6" max x 9'3" max (2.60m max x 2.84m max)

Bathroom 6'3" x 9'0" (1.93m x 2.75m)

Attic Space



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>86</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>	<b>33</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		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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