



Instinct Guides You



## Springfield Road, Weymouth £190,000

- In Need Of Modernisation
- No Onward Chain
- Garage
- Two Double Bedrooms
- Close To Amenities
- Nr Transport Links



Registration No. 08079158 Directors Mr Wilson, Mr Tominey

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WilsonTominey Ltd  
15 Westham Rd.  
DT4 8NS

T 01305 775500  
E sales@wilsontominey.co.uk  
W www.wilsontominey.co.uk





Set in a convenient location close to local shops, amenities and just moments from Upwey Train Station, this two double bedroom house with garage is offered to the market with no onward chain and presents a fantastic opportunity for modernisation, offering the chance for a buyer to add their own personal touch. The property is nicely tucked back from the road with a footpath bordered by lawned gardens, creating a pleasant and slightly elevated approach.

On entering, the hallway leads through to a bright and spacious lounge/diner with ample room for furnishings and patio doors opening out to the rear garden, providing a good flow of natural light. The kitchen is positioned to the front of the house and currently offers a range of units with a built-in oven and hob, space for further appliances, and a serving hatch through to the dining area.

Upstairs, there are two well-proportioned double bedrooms, with the main bedroom benefiting from a fitted wardrobe and looks out over the rear garden, while the second bedroom also offers plenty of space for bedroom furniture. The family bathroom is fitted with a panelled bath with mixer tap shower over, a wash hand basin, and WC, complemented by full-height tiling and a soft pastel colour scheme.

To the rear, the garden is arranged with an initial paved patio leading onto a lawned area, with gated access at the far end providing a route through to the garage, which is situated in a block. This property is ideal for those looking to create a home to their own taste in a well-connected and popular residential location.



Room Dimensions

Lounge/Diner 18'1" max x 11'10" (5.53 max x 3.63)

Kitchen 7'6" x 5'10" (2.29 x 1.79)

Bedroom One 11'11" max x 9'10" (3.65 max x 3.0)

Bedroom Two 11'11" x 9'0" (3.65 x 2.75)



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>			(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		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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