

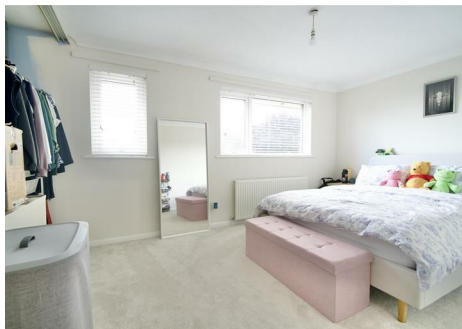


Instinct Guides You



## Sycamore Road, Weymouth Offers In Excess Of £240,000

- Two Double Bedroom
- Southill
- Allocated Parking
- Low Maintenance Garden
- Lounge/Diner
- Close To Amenities



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Located in the sought-after area of Southill, this bright and spacious two double bedroom home offers a well-proportioned layout across two floors, an enclosed low maintenance rear garden and allocated parking space. Situated in a residential neighbourhood this home has convenient access to a great selection of local amenities and popular schools.

The ground floor welcomes you with a practical entrance porch, ideal for storing coats and shoes, which then opens into a bright and generously sized lounge/diner. Bathed in natural light from its dual-aspect windows, this inviting space comfortably accommodates both a relaxing seating area and a defined dining zone, with French doors providing direct access to the rear garden — perfect for entertaining and alfresco dining. The adjoining kitchen is thoughtfully designed with a range of fitted units, space for appliances and white goods, and a large window positioned above the sink offering a pleasant outlook over the garden.

Upstairs, the property comprises two bedrooms and a family bathroom. The main bedroom is a spacious double with a ample space for furniture. The second bedroom, a smaller double, an ideal for a guest room or office. The bathroom includes a full-length bath with overhead shower, wash basin and WC, with a frosted window providing privacy.

Outside, the rear garden is laid with paving for easy maintenance and includes a storage shed. The outdoor area is enclosed by fencing and brick walls, offering a private space for seating or entertaining. The property also benefits from an allocated parking space to the rear.

Room Dimensions

Kitchen 9'9" max x 7'3" max (2.99m max x 2.23m max)

Lounge/Diner 10'11">18'6" x 14'3"<6'11" (3.34m>5.65m x 4.35m<2.12m )

Bedroom One 13'10" x 9'10" (4.23m x 3.01m )

Bedroom Two 8'10" x 8'5" (2.71m x 2.59m)

Bathroom 7'10" max x 5'6" max (2.41m max x 1.69m max)

Porch 7'2" x 3'1" (2.20m x 0.94m )



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		68
(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

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