Instinct Guides You

Elwell Street, Weymouth
Offers In Excess Of £280,000

- Far Reaching Countryside Views
- Popular Village Location
- Charming Edwardian period cottage
- Substantial Garden
- Generous Living & Dining Space
- Additional Loft Space
- No Onward Chain
- Close To Amenities & Transport Links
- In Need Of Some Modernisation

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The Property Ombudsman

This attractive period home offers a generous lounge diner, ADDITIONAL LOFT space, substantial garden, and is being sold with NO ONWARD CHAIN. Situated in the popular village of Upwey, the property is close to local amenities and transport links, whilst enjoying impressive VIEWS across the surrounding COUNTRYSIDE.

The ground floor begins with an entrance porch leading into the spacious lounge/diner. This bright room features both wooden flooring and carpet, with an attractive stone fireplace, and windows providing views towards the garden and countryside beyond. From here, a staircase rises to the first floor, while doors lead through to the kitchen.

The kitchen is fitted with a range of wall and base units, tiled flooring and space for appliances. A door provides access to the utility room, which in turn leads through to a useful cloakroom.

On the first floor are three bedrooms and the family bathroom. Bedroom one is a good-sized double room with built-in wardrobes and views across the surrounding countryside. Bedroom two is another well-proportioned room, while bedroom three is positioned towards the rear of the property. The bathroom is fitted with a bath, wash hand basin and WC.

A further staircase leads to the second floor and an additional loft room, providing useful extra space and featuring a Velux-style roof window.

Outside, the property benefits from a substantial garden with a paved terrace and established planting, providing a good degree of outdoor space. The rear aspect enjoys far reaching views over the surrounding countryside, adding to the appeal of this characterful village home.

Living/ Dining Room 26'1" max x 13'11" max (7.96 max x 4.26 max)

Kitchen 11'5" x 8'6" (3.5 x 2.61)

Bedroom One 12'10" x 11'0" (3.93 x 3.36)

Bedroom Two 11'11" x 8'0" (3.64 x 2.45)

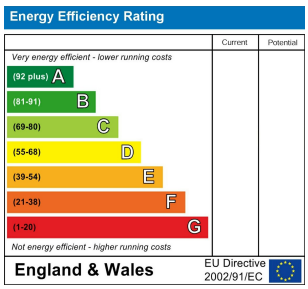
Bedroom Three 12'2" > 7'3" x 8'5" > 5'5" (3.73 > 2.23 x 2.57 > 1.66)

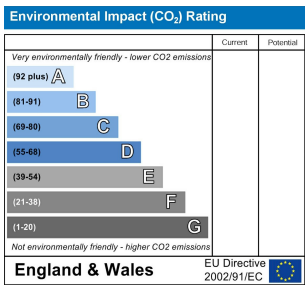
Attic Room 14'11" x 12'9" (4.55 x 3.9)

Bathroom 8'3" max x 5'5" max (2.54 max x 1.66 max)

Utility Room 8'4" x 4'1" (2.55 x 1.27)

Cloakroom 4'8" x 3'10" (1.43 x 1.19)





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