



Instinct Guides You



Rowan Close, Weymouth Offers In Excess Of £200,000

- No Onward Chain
- Allocated Parking
- Kitchen/Breakfast Room
- Cul-De-Sac
- Close To Amenities
- Two Bedrooms



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Set within a residential cul de sac in the Southill area of Weymouth, this mid terrace home is offered with no onward chain and benefits from allocated parking and an enclosed rear garden. The location provides convenient access to local amenities, schools and transport links, with Weymouth town centre and the coast within easy reach.

The front door opens into an entrance hall with stairs rising to the first floor and access to the main ground floor accommodation. The lounge is positioned to the front and offers a bright reception space with a large window allowing good natural light. To the rear, the kitchen breakfast room spans the width of the property and is fitted with a range of units, work surfaces and space for appliances. There is ample room for a table and chairs, with a door providing direct access to the rear garden.

On the first floor, the landing leads to two bedrooms. The principal bedroom is a generous double positioned to the front, while the second bedroom sits to the rear and is suitable as a further bedroom or home office. The bathroom is located off the landing and is fitted with a bath, WC and wash basin, with a window providing ventilation and natural light.

Externally, the rear garden is arranged with a paved seating area and steps leading up to a lawned section, enclosed by fencing with gate access leading to the allocated parking space. To the front is a lawned garden.

This well arranged home offers a straightforward layout, practical living space and the advantage of no onward chain, making it an appealing option in a popular Weymouth location.



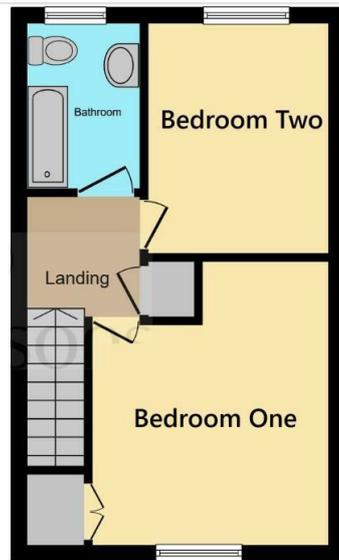
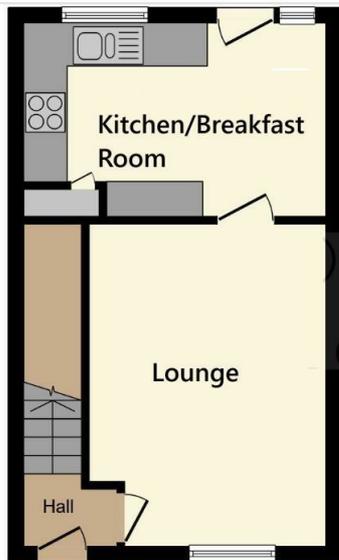
Room Dimensions

Lounge 14'8" x 10'5" (4.48 x 3.18)

Kitchen/Breakfast Room 13'8" x 8'9" (4.17 x 2.68)

Bedroom One 13'3" x 10'7" (4.06 x 3.24)

Bedroom Two 10'3" x 8'2" (3.14 x 2.51)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C		74	
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		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.