



Instinct Guides You



## Milton Terrace, Weymouth £260,000

- Two Double Bedrooms
- Open Plan Lounge/Diner
- Attractive Mature Rear Garden
- Large Kitchen
- No Onward Chain
- Large Bathroom With Bath & Shower
- Bay Windows & Some Period Features
- Lodmoor, Weymouth



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Offered with no onward chain this TWO DOUBLE BEDROOM period home offers well-proportioned accommodation arranged over two floors, with TWO RECEPTION ROOMS, a generous kitchen and mature mature attractive rear garden. The property provides a spacious and versatile home, with two generous double bedrooms and a family bathroom.

The ground floor features a welcoming living room with a bay window overlooking the front, allowing plenty of natural light into the room. The room runs open plan with the dining room/second reception room and provides a useful additional living or dining space.

The kitchen is well equipped with a range of wall and base units, ample work surface and space for appliances. There is also access towards the rear garden, making the layout practical for everyday living.

Upstairs, the property offers two double bedrooms, both providing comfortable proportions and useful space for bedroom furniture. Bedroom one is particularly spacious and enjoys a feature bay window. The family bathroom is fitted with a bath, separate shower enclosure, wash hand basin and W.C set against white tiling.

Outside, the rear garden provides a pleasant private space with a combination of paved and planted areas, offering plenty of scope for seating and enjoying the garden.



Living Room 11'4" x 9'10" + bay (3.47 x 3.02 + bay )

Dining Room 10'1" x 8'10" (3.09 x 2.70)

Kitchen 14'4" x 7'1" (4.38 x 2.17)

Bedroom One 12'11" x 9'10" (3.95 x 3.02)

Bedroom Two 10'2" x 8'11" (3.11 x 2.72)

Bathroom



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
|                                             | 59      | 79        |
| 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                                         |         |           |

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.