



Instinct Guides You



Beverley Road, Weymouth £185,000

- No Onward Chain
- Off Road Parking
- Kitchen/Dining Room
- Close To Bus Route & Amenities
- Attractive Front Garden
- Two Double Bedrooms
- Low Maintenance Rear Garden
- Close To Walks & Countryside



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Wilson Tominey are pleased to offer this TWO BEDROOM HOUSE, offered to the market with NO ONWARD CHAIN. The property benefits from OFF-ROAD PARKING and well-proportioned accommodation, including a spacious lounge, kitchen/diner and conservatory, alongside two bedrooms and a family bathroom. Conveniently situated close to local amenities and a nearby bus route.

Upon entering, the porch offers practical storage and leads through to the lounge, a generous reception room with a feature fireplace creating an attractive focal point. The kitchen/diner is positioned to the rear and is fitted with a range of wall and base units, work surfaces and integrated cooking appliances, with space for dining and access into the conservatory.

The conservatory at the rear provides additional reception space and enjoys views into the rear garden, further increasing the ground floor footprint.

Upstairs, the landing leads to two bedrooms and the family bathroom. Bedroom one is particularly spacious and enjoys two front-facing windows. In addition, bedroom two is a second double room. Both are served by the family bathroom, which comprises a bath, hand basin and W.C., set against decorative tiling.

The rear garden has been finished with a low-maintenance approach in mind, with a large patio adjoining the house. Steps lead down to a sheltered parking area and a well-proportioned cabin.

Conveniently located for a range of everyday amenities and a nearby bus route, the property offers practical accommodation in an accessible setting.

Lounge 13'9" x 10'7" (4.21 x 3.25)

Kitchen/Dining Room 17'1" x 7'9" (5.21 x 2.38)

Conservatory 7'6" x 6'9" (2.30 x 2.08)

Bedroom One 13'11" x 13'5" max (4.25 x 4.09 max)

Bedroom Two 8'9" x 8'8" (2.68 x 2.65)

Bathroom 7'10" max x 5'4" max (2.41 max x 1.63 max)



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		
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.