Instinct Guides You




# Camp Road, Weymouth
# £240,000

- No Onward Chain
- Three Bedrooms
- Southerly Balcony
- Some Views Of Portland Harbour
- Large Kitchen
- Driveway







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The Property Ombudsman

Offered with no onward chain, this spacious three-bedroom, semi detached, two-storey residence boasts recently modernised accommodation, a generous southerly private balcony, far-reaching views towards Portland Harbour and block paved driveway . Situated in the popular residential area of Wyke Regis, the property is conveniently positioned for local shops, schools and amenities, with the Rodwell Trail, Portland Harbour and the picturesque Fleet Lagoon all within easy reach.

Upon entering the property, the hallway leads into a generous kitchen, fitted with a comprehensive range of contemporary wall and base units, ample worktop space, an oven, hob, extractor hood and dishwasher. There is space for a small dining table and chairs, whilst double doors open into the adjoining lounge, creating a sociable and versatile living arrangement.

The lounge is a particularly spacious reception room, with two windows allowing plenty of natural light to fill the space. Neutral décor and grey carpeting complement the accommodation, providing a blank canvas for personalisation.

Stairs rise to the upper floor, where three bedrooms and the bathroom are situated. The principal bedroom is well proportioned, whilst the second bedroom benefits from an attractive bay window. The third bedroom offers flexibility for use as a bedroom or home office.

The bathroom is fitted with a recently fitted suite comprising a panel-enclosed bath with shower over, vanity wash hand basin and WC, complemented by tiled walls.

A particular feature of the property is the substantial private balcony, accessed directly from the landing. Finished with decking and contemporary glazed balustrades, this generous outdoor space provides an ideal setting for alfresco dining, relaxing and enjoying the elevated views of the sea towards Portland

Externally, a brick-paved driveway to the front provides off-road parking, further enhancing the appeal of this individual residence.









## Room Dimensions

**Lounge 14'0" max x 13'7" (4.27 max x 4.16)**

**Kitchen 12'5" x 9'3" (3.8 x 2.83)**

**Bedroom One 13'4" x 12'9" (4.08 x 3.91)**

**Bedroom Two 12'5" x 7'1" plus bay (3.79 x 2.17 plus bay)**

**Bedroom Three 9'9" x 9'0" < 12'2" (2.99 x 2.75 < 3.72)**

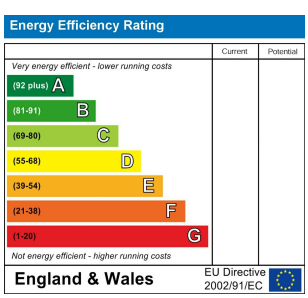
**Bathroom**

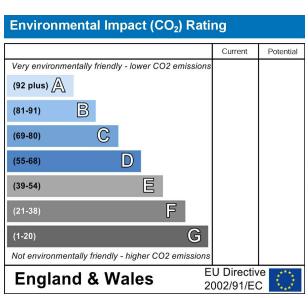
**Lease & Maintenance Information**

The vendor informs us that the property has a share of the freehold shared with the property attached at the rear along with a 999 year lease which commenced in 2003, there are no letting restrictions.

We recommend these details are checked by a solicitor before incurring costs.




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.