



Instinct Guides You



## Rodwell Avenue, Weymouth £275,000

- Close To Newtons Cove & Nothe Fort
- Attractive Mature Garden
- Two Double Bedrooms
- Two Bedroom Extended Home
- Utility & Cloakroom
- Well Presented Throughout



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Offered with NO ONWARD CHAIN is this extended two bedroom period property positioned close to Newtons Cove, the NOTHE FORT and HOPE SQUARE. The property benefits an open plan living space, two double bedrooms and attractive rear garden.

Step into the heart of the home with the open plan lounge/diner. This well proportioned room is beautifully illuminated thanks to its dual aspect and offers ample space for a range of furnishings and finished with a feature fireplace.

The kitchen at the rear has a range of fitted units and views into the rear garden The ground floor has been extended to include a practical utility room and cloakroom.

Ascending to the first floor are two double bedrooms and the family bathroom. Bedroom one spans the width of the home and is a generous double. In addition bedroom two is a second double. The bathroom completes the first floor and is a bright spacious room. It comprises a bath with shower over, wash hand basin and W/C

One of the highlights of this property is its attractive rear garden, ideal for relaxing outdoors or hosting gatherings with friends and family. and offers a bushes, shrubs and trees creating a pleasant green outlook.



**Living / Dining Room 23'8" max x 12'11" max (7.22 max x 3.95 max )**

**Kitchen 10'6" x 5'10" (3.21 x 1.78)**

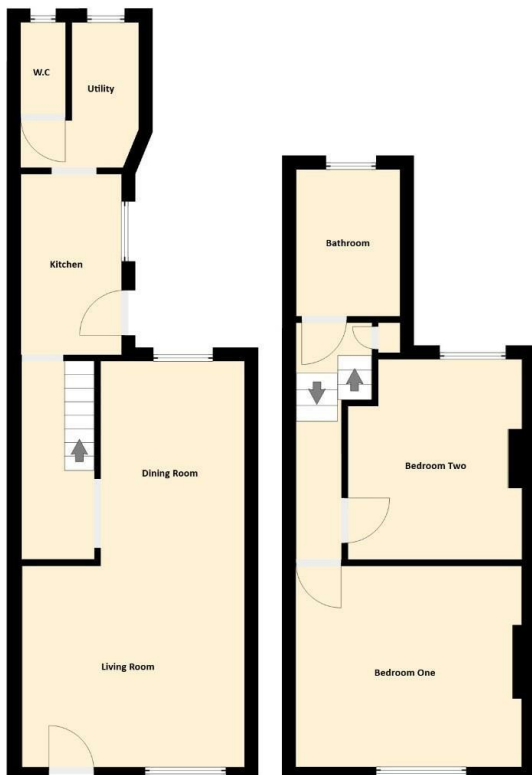
**Utility 8'5" max x 5'8" max (2.57 max x 1.73 max )**

**Bedroom One 13'1" max x 11'8" max (4.01 max x 3.57 max )**

**Bedroom Two 11'8" x 10'8" max (3.56 x 3.26 max )**

**Bathroom 8'6" x 6'0" (2.61 x 1.84)**

**Cloakroom**



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			
<b>England &amp; Wales</b>	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			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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