



Instinct Guides You



## Cassiobury Road, Weymouth £275,000

- No Onward Chain
- Well Proportioned Home
- Open Plan Kitchen Dining Room
- Attractive Rear Garden
- Living Room With Bay Window
- Close To Town Centre & Amenities
- Large Block Built Storage
- Extended Sun Room At Rear
- Cul-de-sac Location



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Welcome to Cassiobury Road — a three-bedroom family home offering generous proportions throughout, an attractive rear garden, and a superb position close to the town centre, transport links, and Weymouth's vibrant seafront. The property is offered with no onward chain.

Inside, the home retains touches of period charm, with stained glass surrounding the front door creating a warm and characterful entrance. The living room is well proportioned and features a large bay window, chimney breast and decorative corning, giving the space a traditional and elegant feel.

The kitchen/dining room spans the full width of the rear and provides fitted cabinetry along with ample space for furniture and a dining table. This bright, welcoming room flows seamlessly into the extension/sunroom, further increasing the footprint and offering pleasant views across the rear garden.

Rising to the first floor are three bedrooms and the family bathroom. Bedroom one continues the theme of generous proportions and enjoys a large bay window that beautifully illuminates the room. Bedroom two is a further comfortable double, while bedroom three is a spacious single offering excellent versatility. The family bathroom comprises a bath with shower over, hand basin and WC, all set against contemporary tiling.

Outside, the garden is arranged over three distinct sections. A large elevated deck provides an ideal space for entertaining, with steps leading down to a generous gravelled area and a feature lawn with mature planting. At the bottom of the garden is a block-built storage shed offering excellent storage options and potential for a variety of uses. A rear gate provides pedestrian access.



**Kitchen Dining Room 18'2" max x 12'8" max (5.55 max x 3.87 max )**

**Living Room 13'5" into bay x 11'10" max (4.09 into bay x 3.63 max )**

**Sun Room 8'9" x 7'3" (2.68 x 2.21)**

**Bedroom One 13'5" into bay x 11'10" max (4.10 into bay x 3.63 max )**

**Bedroom Two 12'7" x 8'10" (3.85 x 2.71)**

**Bedroom Three 9'1" x 8'9" max (2.79 x 2.68 max )**

**Bathroom 5'10" x 5'9" (1.80 x 1.77)**



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	60	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
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	

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