



Khartoum Road | | Weymouth | DT4 9LG

£230,000



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A spacious three bedroom family located just moments from Sandsfoot Beach and Gardens. The property retains a stylish open plan kitchen/diner with low maintenance rear garden and separate utility.

- Three Double Bedrooms
- Open Plan Kitchen/Diner
- Separate Utility Room
- Moments From Sandsfoot Beach and Gardens
- Low Maintenance Rear Garden
- Located in Rodwell, Bordering Wyke Regis

Property Description

Welcome to Khartoum Road, a well proportioned period property located in Rodwell. Situated on a one-way road, the property is located just moments from Sandsfoot Beach and Gardens, one of Weymouth's quieter seaside spots - guaranteeing ease of access for great walks and scenery.

Inside the home, the hallway leads initially to the lounge - an ideal space for a cosier feel. To the middle of the ground floor, a large open-plan



Ground floor featuring separate snug to the front and open-plan kitchen/diner in the heart of the home. Utility to the rear with family bathroom completing the downstairs accommodation.



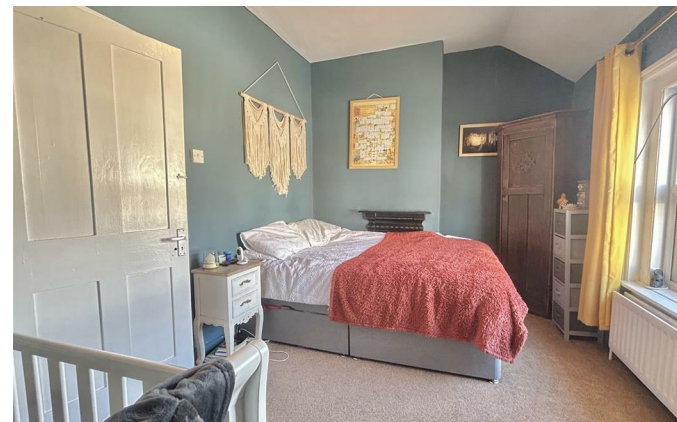
kitchen/diner creates an excellent social room with outlook to the garden. The room features wrap around kitchen units finished in a contemporary style with ample space adjacent for dining. The room's vast space is complimented by high ceilings to seamlessly blend the area which goes on to the utility. Conveniently, the utility provides a separation to the downstairs bathroom with space for washing machine and other appliances with the back door neighbouring the utility. The bathroom completes the floor with bath, toilet and basin.

The first floor comprises of all three bedrooms. Bedroom One sits to the front of the home, spanning the width of the property as a spacious double room with useful alcoves for potential integrated storage units. The remaining two bedrooms are both reasonable double rooms with space for further furniture, looking over the garden.

Outside, there is an initial decking area leading to a low maintenance garden space.

Nearby, you can find walking accessibility to town via the Rodwell Trail as well as being just a short drive from Weymouth Harbour.

Rating Authority: - Dorset (Weymouth & Portland) Council. Council Tax Band B. Services: - Mains gas, electric & drainage.



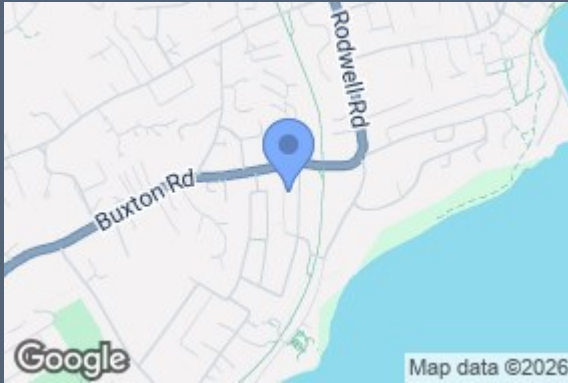
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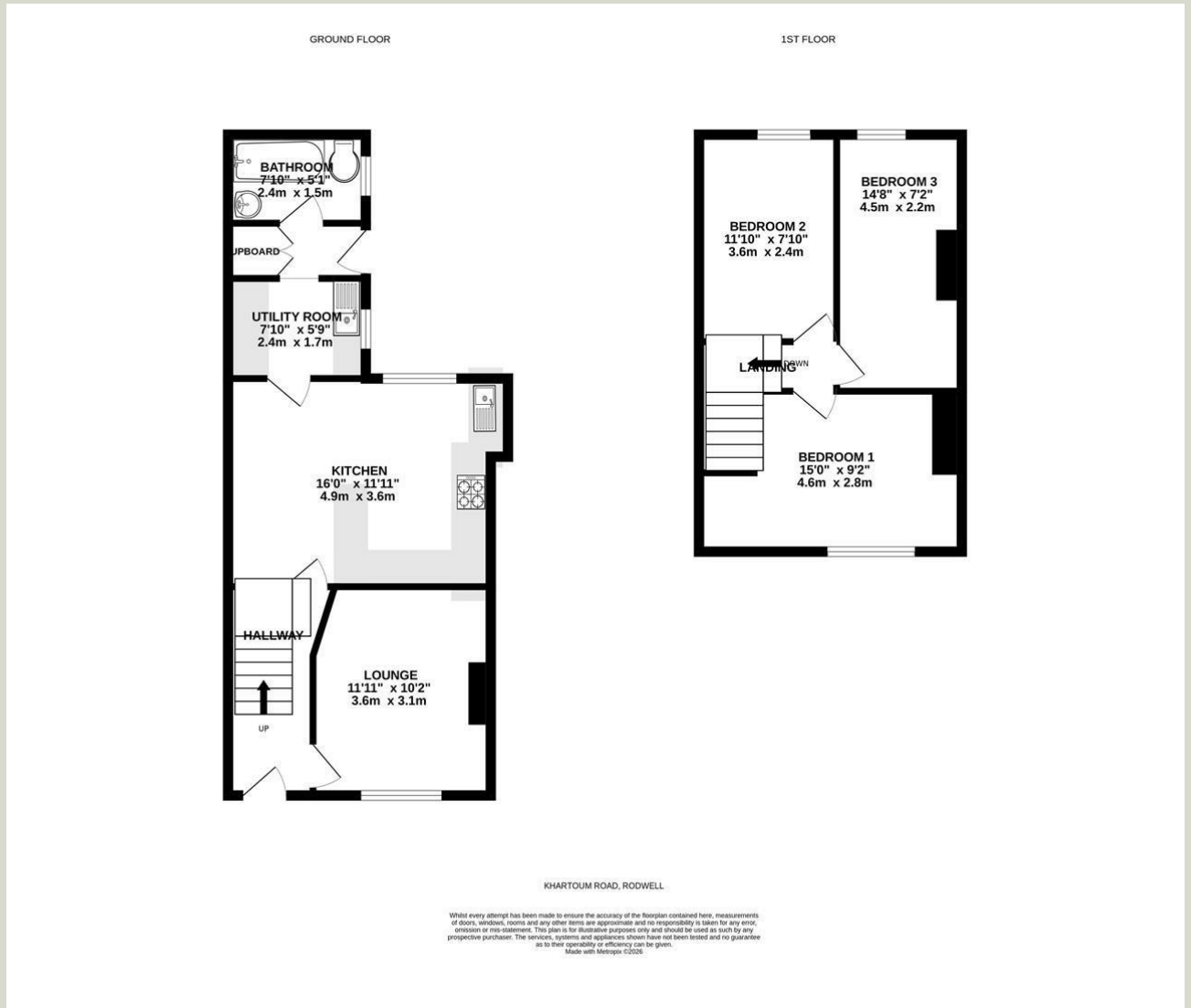
Upstairs comprising of three double bedrooms with ample floor space for an array of furnishings. The home is located in Rodwell, bordering Wyke Regis with a short walk to Sandsfoot Beach and Gardens.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

We value more than your property



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