



Instinct Guides You



## Newberry Road, Weymouth Offers In Excess Of £300,000

- No Onward Chain
- Four Bedrooms
- Period Home
- Three Reception Rooms
- Spacious Accommodation
- Moments From Newtons Cove
- Close To Amenities
- Popular Location



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Set within a popular residential road close to Weymouth harbour, Newtons Cove and local amenities, this attractive period home is offered with no onward chain and provides generous accommodation arranged over three floors. Retaining a wealth of period features, requiring some modernisation and complemented by a rear garden, the property offers flexible living space well suited to a range of buyers seeking character and convenience in a central coastal location.

The front door opens into an entrance hallway with stairs rising to the upper floors and access to the principal ground floor rooms. The lounge is positioned at the front of the property and features a large window and an original style fireplace, creating a bright and comfortable reception space. To the rear sits the dining room, offering a further well proportioned reception room with a pleasant outlook over the garden. Beyond the dining room is a breakfast room which provides a useful transitional space and leads through to the kitchen. The kitchen is fitted with a range of units and work surfaces, with space for appliances and a door opening out to the rear garden.

The first floor offers three bedrooms and bathroom facilities. The main bedroom is located at the front and benefits from a bay window and generous proportions. Bedroom two sits to the rear and provides a comfortable double room, while bedroom three is positioned centrally. Also on this level is a bathroom and a separate WC, as shown on the floor plan.

Stairs rise to the second floor where an attic room provides additional flexible space, suitable for a variety of uses depending on requirements.

Externally, the rear garden offers a mix of paved and lawned areas with established boundaries, providing an enclosed outdoor space to enjoy. With its period features, spacious layout and sought after location, this character property represents an excellent opportunity, further enhanced by the benefit of no onward chain.

## Room Dimensions

Lounge 14'0" x 11'8" (4.29 x 3.56)

Dining Room 12'3" x 10'11" (3.74 x 3.34)

Breakfast Room 15'7" x 9'5" (4.76 x 2.89)

Kitchen 11'2" x 8'8" (3.41 x 2.65)

Bedroom One 16'3" plus ward x 11'8" plus bay (4.96 plus ward x 3.56 plus bay)

Bedroom Two 10'10" x 10'10" (3.31 x 3.31)

Bedroom Three 12'11" x 8'7" (3.96 x 2.62)

Attic Room/Bedroom Four 16'4" x 15'3" (4.98 x 4.66)

### Agents Notes

Please Note. The attic room/bedroom four has been in existence for many years and may form part of the original build. No Building Regulations approval or documentation is available, as the room is understood to pre-date the introduction of such requirements. Buyers are advised to make their own enquiries and rely on their own inspections for satisfaction.



| Energy Efficiency Rating                    |                         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---------------------------------------------|-------------------------|-----------|-----------------------------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |                                                                 | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>                          |                         |           | (92 plus) <b>A</b>                                              |                         |           |
| (81-91) <b>B</b>                            |                         |           | (81-91) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                            |                         |           | (69-80) <b>C</b>                                                |                         |           |
| (55-68) <b>D</b>                            |                         |           | (55-68) <b>D</b>                                                |                         |           |
| (39-54) <b>E</b>                            |                         |           | (39-54) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                            |                         |           | (21-38) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                             |                         |           | (1-20) <b>G</b>                                                 |                         |           |
| Not energy efficient - higher running costs |                         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           | <b>England &amp; Wales</b>                                      | 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.