



Instinct Guides You



Princes Drive, Weymouth £250,000

- No Onward Chain
- Lodmoor
- Two Double Bedroom
- Allocated Parking
- Kitchen/Diner
- Close To Amenities



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Princes Drive is situated in the popular Lodmoor area of Weymouth, with this two double bedroom home offering a generous living space, kitchen/dining room, enclosed rear garden and allocated parking. Offered for sale with no onward chain, the property provides well-proportioned accommodation arranged over two floors and is ideally positioned for access to Weymouth town centre, local amenities and the surrounding coastline.

The accommodation begins with an entrance porch opening into the lounge, a spacious reception room with a front-facing window and staircase rising to the first floor. The room provides plenty of space for both seating and additional furniture, with a doorway continuing through towards the rear of the property.

The kitchen/dining room stretches across the rear and provides a practical sociable space, fitted with a range of wall and base units, work surfaces and space for appliances. There is ample room for a dining table, while glazed doors provide direct access onto the rear garden.

Upstairs, the landing connects the two bedrooms and bathroom. Both bedrooms are well proportioned, with the principal bedroom featuring fitted wardrobes and additional built-in storage. The second bedroom also provides useful accommodation, while the bathroom is fitted with a suite including a bath with shower over, wash hand basin and WC.

Outside, the rear garden is enclosed and designed with ease of maintenance in mind, providing a good-sized outdoor space with fenced boundaries and gated rear access. Allocated parking completes the property, which is offered to the market with the added benefit of no onward chain.

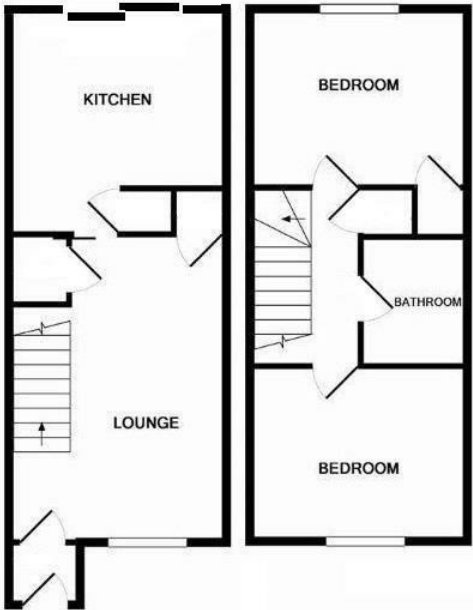
Room Dimensions

Lounge 16'6" max x 11'8" max (5.03 max x 3.58 max)

Kitchen/Diner 11'8" x 12'5" max (3.56 x 3.81 max)

Bedroom One 11'6" max x 9'4" (3.53 max x 2.87)

Bedroom Two 11'6 x 9'7 (3.51m x 2.92m)



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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

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