



Melbury Road

Rodwell, Weymouth DT4 0AP

- Period Mid Terrace Family Home
- Open Plan Lounge/Diner
- Family Bathroom
- Walking Distance of Town Centre & Beach
- Close to Local Amenities
- Two Double Bedrooms
- Spacious Kitchen
- Low Maintenance Rear Garden
- Ideal Investment or First Time Purchase
- Viewings Highly Advised

£235,000 Freehold



SUMMARY OF ACCOMMODATION

GROUND FLOOR

Entrance Hallway

Lounge

12'10" x 11'3"

Dining Room

9'6" x 14'8"

Kitchen

9'9" x 15'7"

FIRST FLOOR

First Floor Landing

Bedroom One

12'7" max x 14'8" max

Bedroom Two

9'7" x 9'6"

Bathroom

9'8" x 6'11"

OUTSIDE

Front Garden

Rear Garden

We are delighted to offer to the market a deceptively spacious and charming, two double bedroom, period mid terrace family home. This lovely light and airy property benefits from a spacious open plan lounge/diner, kitchen/breakfast room, two double bedrooms and a family bathroom. Offering gas central heating and double glazing throughout. The rear garden is a sunny low maintenance private space.

Upon entering the property, you are greeted by an entrance hallway that leads through to the open plan lounge/diner. The lounge area benefits from a large feature bay window, allowing ample amounts of natural light to flood the room. The dining area is sizeable enough to house a family dining room table and chairs. Double doors open through to the kitchen/breakfast room. The kitchen area boasts a range of base and eye level storage cupboards, integral four ring gas hob, oven, fridge/freezer and space for additional domestic appliances. Further double doors from the kitchen/breakfast room lead out onto the low maintenance rear garden.

Stairs rise to the first floor, where the two

double bedrooms and family bathroom are located. Bedroom one is an excellent sized double bedroom, which runs the width of the property, with a feature bay window. Bedroom two is a further double bedroom with rear aspect window. The family bathroom comprises a modern white suite with bath and shower over, wash hand basin and WC.

Externally, the rear garden is a private low maintenance space, enjoying a mixture of decking area which directly abuts the property, with the remainder laid to shingle. There is a large shed located at the bottom of the garden providing additional storage.

The property is situated in the popular location of Westham, close by to local shops, a supermarket and amenities, including bus routes to surrounding areas. It is within comfortable walking distance of Weymouth Town Centre and the inner harbour.

For further information, or to make an appointment to view this property, please contact Austin Estate Agents.



Local Authority **Dorset Council**
Council Tax Band **B**
EPC Rating **D**



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors or omissions in this statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given to their operation or efficiency at the time of writing.
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