Instinct Guides You



Portland Road With Garage & Parking, Weymouth
£300,000

- Large Extended Family Home
- Garage & Parking
- Large Rear Extension/Family Room
- Close To Schools & Bus Route
- Family Bathroom & Ground Floor Shower Room
- Primary Bedroom With En-suite
- Low Maintanence Rear Garden
- Period Charm
- Partial Sea Views
- Three Double Bedrooms







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The Property Ombudsman

A spacious and extended three-bedroom family home, arranged over three floors, benefiting from a GARAGE, PARTIAL SEA VIEWS and an GROUND FLOOR SHOWER ROOM. Ideally situated on Portland Road, the property enjoys convenient access to local shops, schools and a regular bus route providing links to the town centre.

Upon entering, an entrance vestibule leads through to a bright and welcoming hallway featuring high ceilings and some decorative features. A lounge/bedroom four sits at the front of the home offering cersitility.Cotinuing through the hallway, there is a useful utility room together with a ground-floor shower room, fitted with a WC and wash hand basin.

One of the standout features of the property is the impressive extended kitchen/dining/family room. Offering generous proportions and attractive overhead ceiling beams, this versatile space provides an ideal setting for both everyday family life and entertaining. Double doors open directly onto the private, west-facing paved garden, allowing plenty of natural light into the room.

Ascending to the first floor, the landing provides access to two well-proportioned double bedrooms and the family bathroom. Bedroom two is positioned to the front of the property and benefits from an attractive bay window, allowing plenty of natural light to fill the room, while the third bedroom is situated to the rear. The family bathroom is fitted with a generous free standing bath, hand basin and W.C.

The second floor is dedicated to the principal bedroom, creating a private and well-proportioned retreat. The room benefits from a modern en-suite shower room, which enjoys natural light from a skylight, while a useful additional storage room is located at the end of the landing.

Outside the property has a single garage with a parking space in front.









Lounge 13'4" x 11'11" (4.08 x 3.64)

Kitchen 11'9" x 6'3" (3.60 x 1.93)

Lounge/Dining Room 23'8" x 11'3" (7.22 x 3.45)

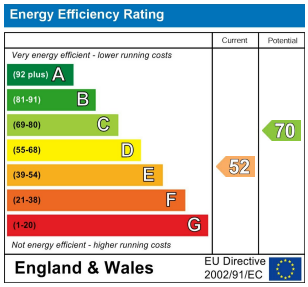
Bedroom One 13'5" x 9'10" (4.10 x 3.02)

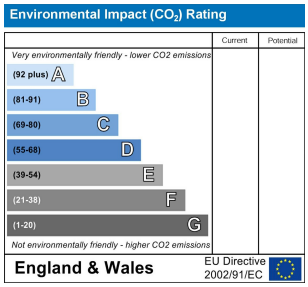
Bedroom Two 12'4" x 9'5" (3.76 x 2.89)

Bedroom Three 12'5" x 8'5" (3.79 x 2.59)

Family Bathroom 8'2" x 6'10" (2.50 x 2.10)







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.