



Instinct Guides You



Milton Terrace, Weymouth £260,000

- Two Double Bedrooms
- Open Plan Lounge/Diner
- Attractive Mature Rear Garden
- Large Kitchen
- No Onward Chain
- Large Bathroom With Bath & Shower
- Bay Windows & Some Period Features
- Lodmoor, Weymouth



Registration No. 08079158 Directors Mr Wilson, Mr Tominey

Courtesy Notice Upon using WilsonTominey as selling agents ensure we are made aware of contractual obligations you may be under. We can then proceed accordingly.

WilsonTominey Ltd
15 Westham Rd.
DT4 8NS

T 01305 775500
E sales@wilsontominey.co.uk
W www.wilsontominey.co.uk



Offered with no onward chain this TWO DOUBLE BEDROOM period home offers well-proportioned accommodation arranged over two floors, with TWO RECEPTION ROOMS, a generous kitchen and mature mature attractive rear garden. The property provides a spacious and versatile home, with two generous double bedrooms and a family bathroom.

The ground floor features a welcoming living room with a bay window overlooking the front, allowing plenty of natural light into the room. The room runs open plan with the dining room/second reception room and provides a useful additional living or dining space.

The kitchen is well equipped with a range of wall and base units, ample work surface and space for appliances. There is also access towards the rear garden, making the layout practical for everyday living.

Upstairs, the property offers two double bedrooms, both providing comfortable proportions and useful space for bedroom furniture. Bedroom one is particularly spacious and enjoys a feature bay window. The family bathroom is fitted with a bath, separate shower enclosure, wash hand basin and W.C set against white tiling.

Outside, the rear garden provides a pleasant private space with a combination of paved and planted areas, offering plenty of scope for seating and enjoying the garden.



Living Room 11'4" x 9'10" + bay (3.47 x 3.02 + bay)

Dining Room 10'1" x 8'10" (3.09 x 2.70)

Kitchen 14'4" x 7'1" (4.38 x 2.17)

Bedroom One 12'11" x 9'10" (3.95 x 3.02)

Bedroom Two 10'2" x 8'11" (3.11 x 2.72)

Bathroom



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