



Norwich Road | Rodwell | Weymouth | DT4 8LQ

Asking Price £325,000

BEAUMONT  JONES

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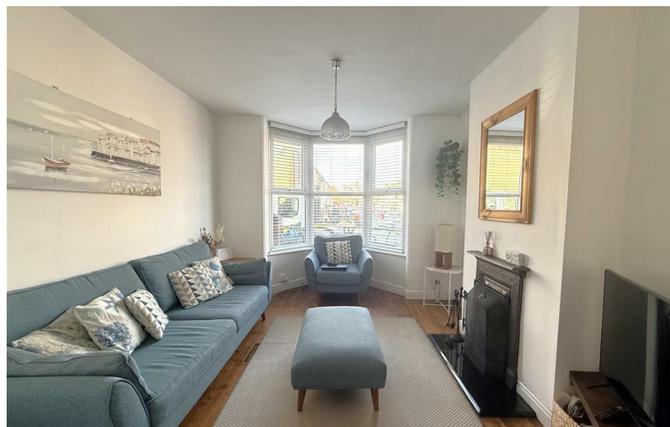
This beautifully presented, spacious two bedroom (plus loft room) terrace house is located in the popular location of Rodwell, a short walk from Hope Square, Weymouth harbour & town centre. Accommodation includes; open-plan sitting/dining, modern extended kitchen with bifold doors opening into the garden, two double bedrooms, loft room and modern bathroom. There is a lovely low maintenance, south-facing enclosed garden.

- Charming Extended Terrace Property
- Two Double Bedrooms Plus Loft Room
- Ideal Holiday Let/Permanent Home
- Beautifully Presented Through-out
- Sought-after Location of Rodwell
- South Facing Enclosed Rear Garden

Full Description

Accommodation

Entrance to the property is via the front door opening into the entrance porch with inner door into the welcoming hallway. There are stairs rising to the first floor and access to the ground floor accommodation. The light and spacious reception room is open-plan with a good-size sitting area including a bay window and focal working fireplace. The dining area has access to the under stairs storage cupboard and ample space for a dining room table. From here there is access into the extended and modern kitchen/breakfast



Beautifully presented and spacious two bedroom (plus loft room) terrace house in Rodwell



room. Beautifully appointed white high-gloss units provide ample storage, bifold doors overlook the garden and a Velux window provides additional light. There is a built-in slimline dishwasher, washing machine, wine fridge, oven/grill and 5 ring gas hob. Due to the extended size of this lovely room, there space for a breakfast table along with a breakfast bar on the centre island.

Returning to the hallway, stairs rise to the spacious first floor landing with access to a large airing cupboard/storage and doors opening into the remaining rooms. The spacious master bedroom is a good sized double bedroom with front aspect window and two built-in wardrobes providing storage. Bedroom two is a compact double bedroom with rear aspect window. The loft room is accessed via a door and stairs from the landing, the current owners use this as a double bedroom. There is a Velux window and access either side to eaves storage. The modern bathroom has a rear aspect window and white suite comprising bath with shower attachment, separate shower cubicle, low level WC & pedestal wash hand basin.



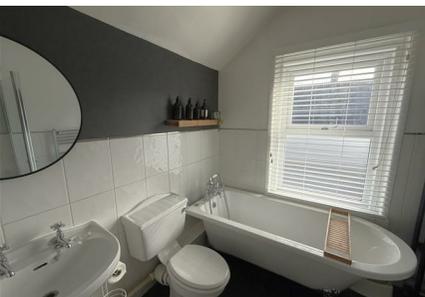
Outside

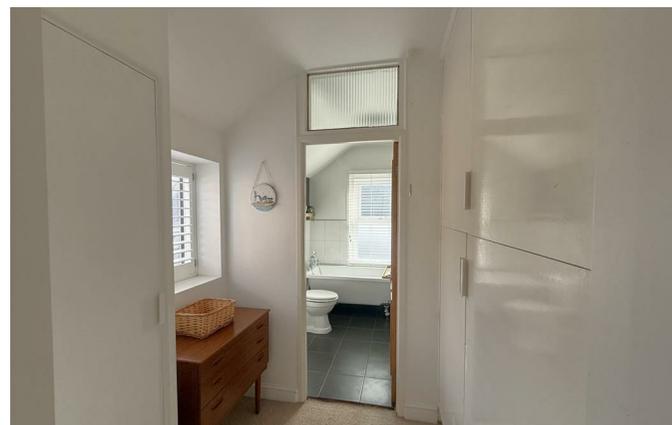
To the front of the property is a small front garden with bespoke wrought-iron railings and gate bordering the front boundary. The front garden is laid to pebbles for low maintenance and a pathway leads to the front door. The renovated rear garden is private and enclosed, laid to composite decking and accessed via the kitchen. Enjoying a sunny south aspect with plenty of space for garden furniture.



Location

The property is ideally situated within minutes from Weymouth's picturesque harbour in Rodwell. The





atmospheric and highly popular Hope Square is literally a few minutes' walk away, boasting a small number of shops, galleries, open air cafes and restaurants. There are numerous delightful walking opportunities close by including the Nothe Gardens and historic fort or simply walking along to the stone pier to take advantage of the sea views and fishing opportunities. Alternatively, Weymouth town centre can be reached by crossing the town bridge. The sweeping blue flag sandy beach, Georgian esplanade, leisure and entertainment facilities, shops and businesses make for a bustling town centre, all just a short walk away. Rail links from Weymouth to London or Bristol and an improved road network makes the area very accessible.

Rating Authority: - Dorset (Weymouth & Portland) Council.
Council Tax Band B. Services: - Gas central heating. Mains electric & drainage.

Disclaimer: - Beaumont Jones and their clients have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs, plans and measurements are for guidance only and are not necessarily comprehensive. It should be assumed that the property has all necessary Planning, Building Regulations or other consents, and Beaumont Jones have not tested any services, equipment or facilities.

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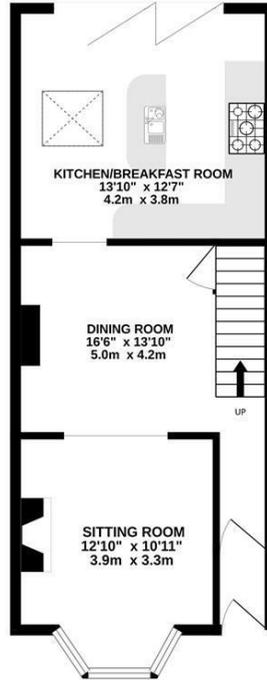
Extended kitchen/breakfast room with bifold doors opening into the enclosed south facing garden





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

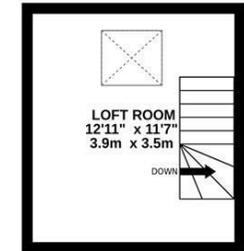
GROUND FLOOR
465 sq.ft. (43.2 sq.m.) approx.



1ST FLOOR
373 sq.ft. (34.7 sq.m.) approx.



2ND FLOOR
149 sq.ft. (13.8 sq.m.) approx.



TOTAL FLOOR AREA : 988 sq.ft. (91.7 sq.m.) approx.

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 error, omission or mis-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 as to their operability or efficiency can be given.
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