



Instinct Guides You



Newstead Road, Weymouth Offers Over £170,000

- No Onward Chain
- Large Westerly Garden
- Two Reception Rooms
- Two Double Bedrooms
- Close To Marina
- In Need Of Modernisation



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Situated in a convenient residential location close to Weymouth town centre, this two double bedroom terraced home is offered for sale with no onward chain and presents an excellent opportunity for buyers looking to modernise and create a home to their own taste. Benefitting from a large Westerly rear garden, two reception rooms and well proportioned accommodation throughout, the property is likely to appeal to cash buyers due to the absence of a fitted kitchen. Ideally suited to investors, developers or those seeking a renovation project, this is an excellent opportunity to add value in a popular residential area.

The property is approached via a small front garden leading to the entrance porch, which opens into the spacious lounge. A large bay window allows plenty of natural light to fill the room, while stairs rise to the first floor.

To the rear, the kitchen area offers an excellent footprint for redesign and opens through to the separate dining room. Enjoying views over and direct access into the rear garden via French doors, the dining room provides an ideal space for family dining or entertaining and offers excellent potential to create an impressive open plan living arrangement, subject to any necessary consents.

The first floor landing gives access to two well proportioned double bedrooms together with the family bathroom, fitted with a bath, wash hand basin and WC.

Externally, the property enjoys a particularly generous rear garden, laid mainly to lawn with fenced boundaries and a paved pathway leading towards the rear, offering excellent potential for landscaping and creating an attractive outdoor space.

Offered with no onward chain and requiring some modernisation throughout, this property provides an exciting opportunity to refurbish and personalise a traditional home in a well established Weymouth location. Please note there is currently no fitted kitchen and, as a result, the property is likely to appeal primarily to cash buyers.



Room Dimensions

Lounge/Diner 20'6" x 11'3" max (6.26 x 3.45 max)

Kitchen 10'3" x 6'11" max (3.13 x 2.11 max)

Dining Area 10'5" x 6'3" (3.19 x 1.92)

Bedroom One 14'0" x 10'1" (4.27 x 3.08)

Bedroom Two 10'0" x 8'9" (3.05 x 2.67)

Bathroom



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D		
(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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