



Instinct Guides You



Holly Road, Weymouth £200,000

- Two Double Bedrooms
- Attractive Rear Garden With Side Access
- Modern Bathroom
- Close To Town Centre & Amenities
- Backs On To Mature Greenspace/Cemetery
- Accommodation Over Three Floors
- Close Proximity Local Primary School
- Bus Route Nearby



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A well-presented two double bedroom end-of-terrace home ideally positioned close to a range of local amenities and Weymouth Town Centre. The property features an attractive rear garden, a modern bathroom, and enjoys pleasant views from the rear across the surrounding landscape.

Stepping inside, you enter the lounge/diner, a welcoming hub of the home with space for a range of furnishings and a front westerly window that fills the room with natural light. From here, a door leads into the kitchen, which provides two generous storage cupboards, ample work surfaces and space for appliances, along with direct access to the rear garden and a pleasant green view.

On the first floor you will find bedroom one and a recently fitted bathroom. Bedroom one is a comfortable double with room for full-length wardrobes and additional furniture. The bathroom is well-proportioned and features a bath with overhead shower, wash basin, W.C set against contemporary tiling & boarding.

The second double bedroom occupies the top floor, providing a private and versatile space ideal as a main bedroom, guest room or home office.

Externally, the property enjoys a rear garden with gated side access — the rear boundary is a charming old wall that borders the cemetery. The garden offers a low maintenance spot to relax with a few mature shrubs and flowers.



Room Dimensions

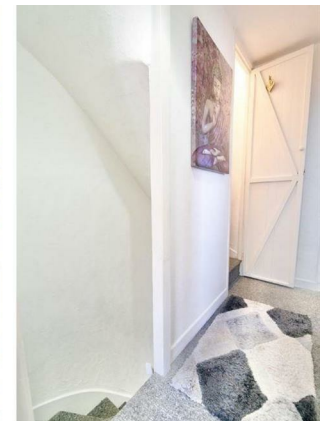
Lounge/Dining Room 13'0" max x 9'6" max (3.98 max x 2.91 max)

Kitchen 10'10" x 7'8" (3.32 x 2.35)

Bedroom One 13'1" max x 9'7" max (3.99 max x 2.94 max)

Bedroom Two 13'1" max x 11'10" some height restrictions (4.01 max x 3.61 some height restrictions)

Bathroom 8'1" x 7'8" (2.48 x 2.36)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(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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