



Instinct Guides You



## Victoria Avenue, Weymouth £325,000

- Period Property
- Large Garden
- Open Plan Living Area
- Upwey, Weymouth
- Cloakroom
- Three Bedrooms
- Extended Property
- Close To Local Amenities



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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.

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Nestled in the corner of one of Upwey's sought after positions is this striking period home with characterful features and thoughtfully extended accommodation. The home enjoys three well proportioned bedrooms, tasteful decor throughout and an excellently proportioned rear garden. Blends of traditional charm and modern open plan living compliment the property with bus routes and amenities nearby, too.

An initial porch borders the home with space for coats and shoes.

Inside, a hallway leads firstly to the living room, a cosy yet spacious retreat with characterful bay window and high ceilings enhancing light via the southerly aspect. Towards the back, a spacious kitchen/diner offers extensive floorspace with stylish modern kitchen and an original style feature blue tiled fireplace; An extra reception rooms links to the space to provide flexible accommodation as either a study or snug. The ground floor is completed by a downstairs cloakroom.

The first floor comprises of three bedrooms and a family bathroom. Bedroom One is a spacious double, fronting the home with charming bay window and ample floorspace as well as integrated storage across one wall. Bedrooms Two and Three sit to the rear of the property with bedroom two flaunting proportions as a reasonable double room and Bedroom Three as a sizeable single. The family bathroom completes the accommodation with bath, basin and toilet.

The garden is a standout feature of the home, an excellent space with diverse usage. A sizeable side access provides convenience with an initial patio area. The center of the garden is a well-maintained lawn space suitable for sitting in the sun and enjoying the surrounding mature plants and greenery. A vegetable patch sits towards the end of the garden with shed and greenhouse, perfect for anyone looking to utilise the outside space.

At the end of the road is the Dorchester Road bus route as well as a handful of nearby shops and amenities at just a stroll.



## Room Dimensions

Lounge 14'3" x 13'3" (4.35m x 4.04m)

Second Reception Room 11'11" x 10'0" (3.64m x 3.06m)

Kitchen/Diner 21'5" x 14'5" max>10'7" (6.55m x 4.4m max>3.25m)

Bedroom One 13'3" into bay x 11'4" (4.06m into bay x 3.47m)

Bedroom Two 11'11" x 10'0" (3.65m x 3.07m)

Bedroom Three 9'6" x 8'8" (2.9m x 2.66m)

Bathroom 10'8" x 6'10">3'11" (3.27m x 2.1m>1.2m)

### Agents Notes

The vendor informs us that there was subsidence on the front corner of the property which has been rectified with a certificate of adequacy which has been issued and available to view on request.

We recommend these details are checked by a solicitor before incurring any costs.



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		70	78
		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
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.