



Instinct Guides You



## Wyke road, Weymouth £125,000

- Ground Floor
- No Onward Chain
- Wyke Road
- Moments From Harbour
- Communal Rear garden
- Two Bedrooms
- Close To Amenities
- Spacious Apartment



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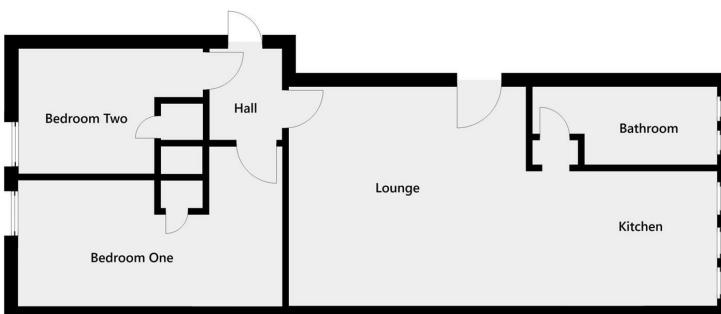
Set within a period building on Wyke Road, this ground floor apartment is offered with no onward chain and enjoys a convenient position close to local amenities, transport links, Weymouth town centre and marina. The property benefits from well proportioned rooms and high ceilings creating a sense of space throughout.

The main entrance opens into a central hallway which provides access to all accommodation. The lounge is positioned to the front and is a generously sized room with ample space for seating and living furniture, featuring a chimney breast feature adding a focal point to the room. An opening leads through to the kitchen, which is fitted with a range of units, work surfaces and space for appliances, with windows allowing natural light into the space with an additional entrance from the lounge out to the communal hallway.

There are two bedrooms located to the rear of the apartment both with fitted storage. The principal bedroom is a spacious double with a large window and high ceiling, while the second bedroom offers flexibility as a further bedroom, guest room or home office.

The bathroom is adjacent to the kitchen area and is fitted with a bath, WC and wash basin, arranged in a practical layout.

The flat retains a number of period style features including tall windows and ceiling heights which enhance the overall sense of character and feel of the property.



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 <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	