



Instinct Guides You



## Geelong Close, Weymouth £220,000

- No Onward Chain
- Equidistant to Weymouth and Dorchester
- Three Bedrooms
- Communal Parking Bays
- Large Kitchen/Breakfast Room
- Front & Rear Gardens
- Cul-De-Sac Location
- Close To Amenities



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Positioned in a cul-de-sac location on the outskirts of Weymouth, this three-bedroom home is being sold with no onward chain offering well proportioned accommodation arranged over two floors. Key features include a large kitchen/breakfast room, a generous lounge, three bedrooms, a private rear garden and family bathroom. With plenty of natural light, a practical layout and potential for personalisation, this property is ideal for families or first-time buyers.

Upon entering the home, you are welcomed into a central hallway with stairs rising to the first floor and a door and open plan access leading to the ground floor accommodation. To the right is the spacious lounge, filled with natural light from the front window and decorated in neutral tones. This room provides ample space for both lounging and entertaining.

To the rear of the property is a large kitchen/breakfast room, featuring extensive worktop space, fitted cabinetry and space for appliances with space for a central dining table and a door leading from the hallway to the garden.

Upstairs, the first floor offers three comfortable bedrooms. Bedroom One is a spacious double with plenty of room for wardrobes and additional furniture. Bedroom Two is another double, also enjoying a good amount of light and space. Bedroom Three is a well-sized single, perfect for a child's room, study or guest space.

The bathroom is fitted with a full-length bath and overhead shower attachment, a wash basin and WC, with complimentary tiling.

Outside, the property benefits from a private rear garden with patio and lawn, offering space for outdoor seating and family use. To the front is a low-maintenance garden setting the property back from the road with communal parking spaces.

Conveniently located close to local schools, shops and transport links, this home combines value, space and flexibility for a variety of buyers.



Room Dimensions

Living Room 11'6 x 12'10 (3.51m x 3.91m)

Kitchen 11'6 x 10'10 (3.51m x 3.30m)

Bedroom One 12'8 x 9'5 (3.86m x 2.87m)

Bedroom Two 10'11 x 8'11 (3.33m x 2.72m)

Bedroom Three 8'2 x 9'9 (2.49m x 2.97m)

Bathroom



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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