



Instinct Guides You



## Primula Close, Weymouth, Dorset DT3 6SL Offers in excess of £180,000

- Southerly Garden
- Garage
- Two Double Bedrooms
- Cul-De-Sac Location
- In Need Of Modernisation
- Semi Detached
- Preston Downs
- Driveway
- Lean To Conservatory
- Close To Amenities



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A TWO DOUBLE BEDROOM SEMI DETACHED house with GARAGE and SOUTHERLY REAR GARDEN being sold with NO ONWARD CHAIN in Preston Downs. The property is in need of modernisation situated in a Cul-De-Sac location on Primula Close being equidistant from both Weymouth and Dorchester with local amenities near by including a variety of shops, schools and bus service. Entering the hallway with stairs to first floor and doors to the living accommodation. The lounge/diner is a good size with patio doors to a conservatory and in turn out to the garden. The kitchen has a range of wall and base units space for white goods. The first floor has two double bedrooms the main bedroom with a range of fitted wardrobe overlooking the rear and the second bedroom benefiting built in storage. The bathroom comprising a panelled bath, pedestal wash hand basin and WC. Outside there are front and rear gardens the rear being of a southerly garden with a detached garage and driveway running to the side.

Room Dimensions

Hallway

Lounge/Diner 15'10" x 11'10" (4.83 x 3.63)

Kitchen 10'0" x 5'10" (3.05 x 1.80)

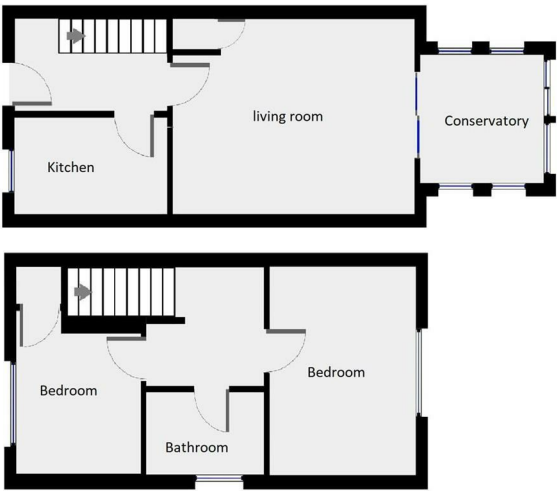
First Floor Landing

Bedroom One 11'10" x 10'2" (3.63 x 3.10)

Bedroom Two 9'3" x 8'7" > 8'2" (2.83 x 2.64 > 2.49)

Bathroom

Garage 20'4" x 8'2" (6.2 x 2.49)



| 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>                          |                         | <b>87</b> | (92 plus) <b>A</b>                                              |                         | <b>86</b> |
| (81-91) <b>B</b>                            |                         |           | (81-91) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                            |                         |           | (69-80) <b>C</b>                                                |                         | <b>62</b> |
| (55-68) <b>D</b>                            | <b>65</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 |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           | 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.