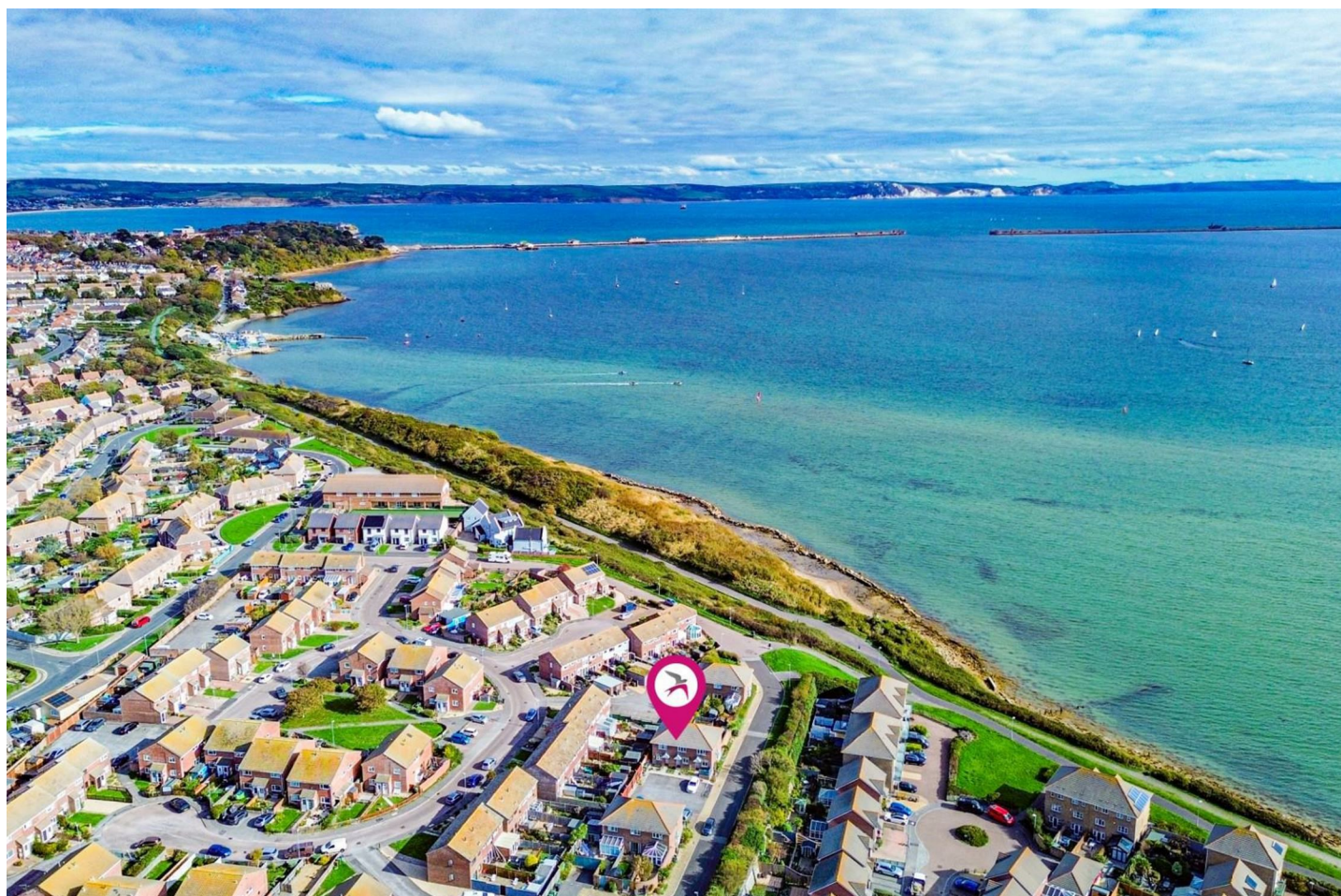




Instinct Guides You



Osprey Road, Weymouth £260,000

- Close To Smallmouth Beach
- SEA VIEWS from Front and Rear Bedrooms
- Close To Amenities
- Two Double Bedrooms
- No Forward Chain
- Mature Garden
- Off Road Parking
- Cul-de-sac Position



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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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SEA VIEWS - Two bedroom end of terrace home offers a SPACIOUS LOUNGE, modern kitchen, well proportioned bedrooms and SEA VIEWS from both bedrooms. Osprey Road provides easy access to the iconic Small Mouth Beach, the Rodwell Trail & local amenities.

The property is entered via a stylish canopy porch. Stepping inside, the entrance hall provides access to the principal reception room. The lounge is a generous space stretching the width of the property with wood effect flooring, neutral décor and sliding doors opening directly to the garden, allowing plenty of natural light to flood in. The kitchen at the front of the property offers ample cabinetry and work surface with room for appliances.

On the first floor, the landing connects two bedrooms and the family bathroom. The main bedroom sits to the rear of the property with sea views overlooking Portland harbour and comfortably accommodates a double bed with further space for furniture. The second bedroom, positioned at the front, is another well sized room with sea views looking over Chesil beach. The bathroom is fitted with a white suite comprising a panelled bath with overhead shower, pedestal wash hand basin and WC, complemented by tiled walls and dark flooring.

The rear garden is enclosed with fencing and features a patio area leading to a lawn, bordered with mature planting and an archway creating an attractive focal point. To the front of the property, there is a small garden space along with side access to the rear of the property.

No holiday lets are permitted.

Kitchen 9'10" x 5'7" (3.01 x 1.71)

Lounge 15'8" x 11'8" (4.79 x 3.58)

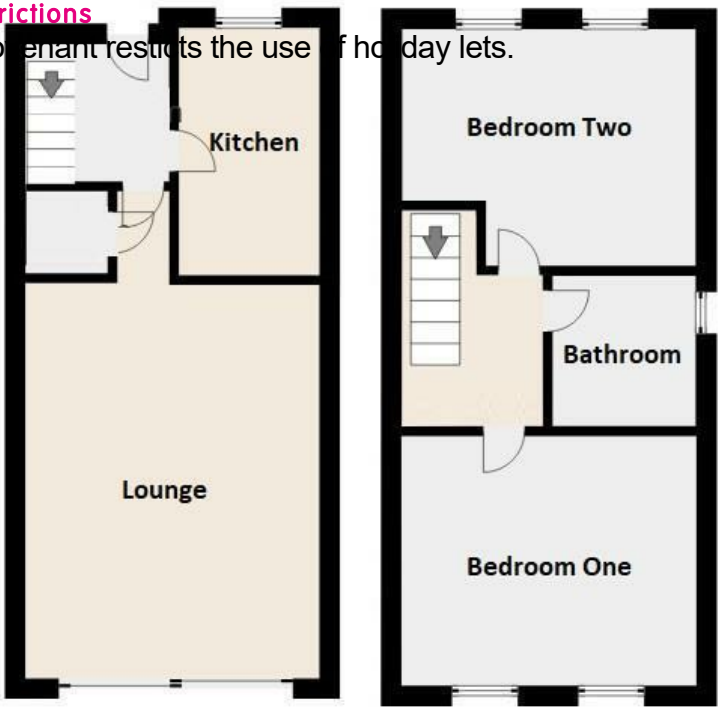
Bedroom One 11'9" x 9'11" (3.59 x 3.04)

Bedroom Two 11'8" x 9'5" (3.57 x 2.88)

Bathroom 6'2" x 5'8" (1.88 x 1.74)

Restrictions

A covenant restricts the use of holiday lets.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		69
(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	

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.