



Instinct Guides You



## Abbotsbury Road, Weymouth Offers In Excess Of £250,000

- No Onward Chain
- Three Double Bedrooms
- Well Proportioned Southerly Garden
- Unique Kitchen With Glass Corner
- Beautiful Period Features
- Ground Floor Utility / Bathroom
- Showroom Upstairs
- Open Plan Lounge Dining Room
- Close To Amenities, Bus Route & Town Centre
- Superbly Presented Throughout



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OPEN HOUSE WEDNESDAY 14TH JANUARY BETWEEN 4.30 & 5.30PM ( By Appointment Only )

Step inside this beautifully presented period home, effortlessly blending modern convenience with timeless charm across generous proportions, including three bedrooms and two bathrooms. The property further boasts a southerly garden and two reception rooms and is presented with no onward chain just moments from Weymouth's vibrant town centre.

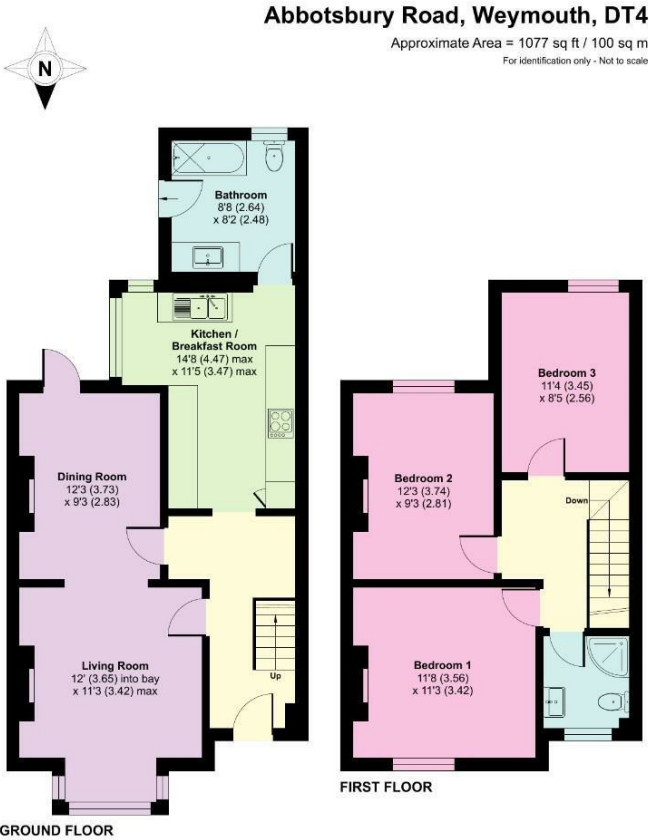
The front yard offers a vintage feel, separating the home from the road.

Inside, the lounge and dining room seamlessly blend with box window, feature fireplaces and high ceilings interacting to create vast and characterful living space with ample room for dining and further furniture. The heart of the ground floor hosts the stylish kitchen/breakfast room with an array of recently fitted units and sleek modern cabinetry. Uniquely there is a beautiful glass corner that floods the room with natural light and creates a beautiful focal point. The downstairs bathroom completes the ground floor and offers practicality as a utility room with direct access outside.

The first floor enjoys three double bedrooms, amplifying the space of the accommodation. Bedrooms One and Two enjoy additional character features with period fireplaces in each room. A contemporary shower room finishes the first floor with shower, toilet and basin.

Externally, the large rear garden enjoys a southerly aspect with initial patio area for soaking up the sun; The remainder of the garden is a spacious lawned area with attractive red brick borders and rear access via a gate.

Agents Comments - This period home has been tastefully restored with a sensitive approach maintaining and refurbishing original features, as soon as your step in the tiled floor sets the tone for the period charm that the property offers. A range of amenities are located nearby and the home sits within easy reach to the town centre.



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	

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.