



Instinct Guides You



## Springfield Road, Weymouth Offers In Excess Of £210,000

- Two Double Bedrooms
- Backs On To Mature Greenspace
- Garage In A Block
- Close Proximity To Upwey Train Station
- Country Walks Nearby
- Close To Schools & Bus Route
- Lounge/Dining Room
- Enclosed Rear Garden



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A TWO DOUBLE BEDROOM house with SECLUDED OUTLOOK with GARAGE and generous sized kitchen located in the popular location of Broadway, close to local shops and amenities and within walking distance of Upwey Train station.

Inside the home the light hallway has stairs rising to first floor with access into the spacious and bright lounge, benefiting ample space for furnishings along with a handy understairs storage cupboard.

The kitchen is positioned to the rear of the property with a good selection of fitted cabinetry and space for white goods and appliances with direct access out to the garden.

To the first floor are two double bedrooms and a family bathroom. Both bedrooms are a good size with the back bedroom enjoying an open aspect onto the mature greenspace behind.

The modern fitted bathroom is well appointed with a vanity unit, bath with shower over, w/c and contemporary style tiling to finish.

The rear garden is a good size perfect for a family with initial decked patio area and lawned garden with gated rear pedestrian access. In addition there is a garage in a block to the side of the property with an up and over door.



**Lounge/Dining Room 17'1" x 12'0" max (5.23m x 3.66m max)**

**Kitchen 12'0" x 8'5" (3.66m x 2.59m)**

**Bedroom One 12'0" x 9'8" (3.66m x 2.95m)**

**Bedroom Two 12'0" max x 8'3" (3.66m max x 2.54m)**

**Garage 15'5" x 7'8" (4.72m x 2.36m)**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C			
(55-68) D		68	
(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	

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.