



Instinct Guides You



## James Street, Weymouth £260,000

- Characterful Property
- Three Bedroom House
- Two Reception Rooms
- Low Maintenance Garden
- Moments From Harbour
- Close To Amenities & Bus Route



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Located moments from the harbour, this character terraced home offers three bedrooms, two reception rooms, a low maintenance garden and period features throughout. The property combines traditional proportions with practical living space, making it well suited to a range of buyers seeking a home near the coast.

Stepping inside the hall connects the reception rooms and provides access to the first floor. The lounge, positioned at the front of the property features a bay, also a fire place that provides a focal point to the room. From here, a door leads through to the dining room, which sits centrally and has ample space for furniture. Beyond the dining room is the kitchen, arranged in a galley style and fitted with a range of units, work surfaces and integrated appliances. A door from the kitchen provides access to the rear courtyard. To the rear of the ground floor is the bathroom, fitted with a bath, and wash basin with a separate WC located adjacent.

Upstairs, the first floor comprises three bedrooms. Bedroom One is a generous double situated at the front of the property and features built in storage. The second bedroom is a comfortable double overlooking the rear, while the third bedroom is a generous single.

Outside, the enclosed courtyard provides a low maintenance outdoor space with room for seating and potted plants, bordered by brick walls and fencing.

Room Dimensions

Lounge 11'11"+bay x 10'4" (3.65+bay x 3.17)

Dining Room 14'6" max x 13'10"<5'1" (4.43 max x 4.24<1.57)

Kitchen 10'9" max x 6'0" max (3.28 max x 1.84 max)

Bedroom One 14'11" x 14'10" into bay (4.56 x 4.53 into bay)

Bedroom Two 9'5" max x 7'8" max (2.89 max x 2.34 max)

Bedroom Three 13'0"<9'4" x 5'11" (3.98<2.87 x 1.81m )



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

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