



Instinct Guides You



## Wardcliffe Road, Weymouth £325,000

- Detached
- Three Bedroom
- Parking
- Conservatory
- Well Presented
- Cloakroom
- Moments From Harbour
- Close To Amenities



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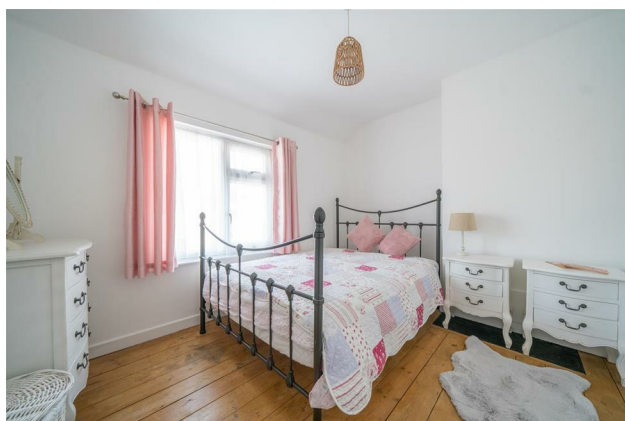
Situated in a convenient and established residential location close to Weymouth Harbour and the town centre, this well presented detached family home offers three bedrooms, a spacious open plan living and dining room, conservatory, off road parking and an enclosed rear garden. Ideally positioned for access to local amenities, schools, transport links and the harbourside, the property provides generous accommodation well suited to modern family living.

The property is approached via a driveway providing off road parking, with the front door opening into an entrance hall where stairs rise to the first floor and a convenient ground floor WC is located beneath. Positioned to the front is the spacious living and dining room, a bright dual aspect space featuring a bay window and ample room for both seating and dining furniture. Sliding doors lead through to the conservatory, creating an additional reception area overlooking and providing access to the garden.

The kitchen is fitted with a range of modern wall and base units with work surfaces over, incorporating integrated appliances and space for further white goods. A door from the kitchen leads directly into the conservatory, creating a practical and sociable layout.

The first floor landing provides access to three bedrooms and the shower room. Bedroom one is a generous double room positioned to the front of the property with fitted wardrobes. Bedroom two is a further well proportioned double room, whilst bedroom three offers flexibility as a child's bedroom, guest room or home office. The contemporary shower room comprises a walk in shower, wash hand basin and WC.

Externally, the rear garden has been designed for ease of maintenance with a combination of paved seating areas and artificial lawn, providing space for outdoor dining and family enjoyment with gated side pedestrian access.



## Room Dimensions

Lounge/Diner 22'4" max x 12'9" max (6.83 max x 3.90 max)

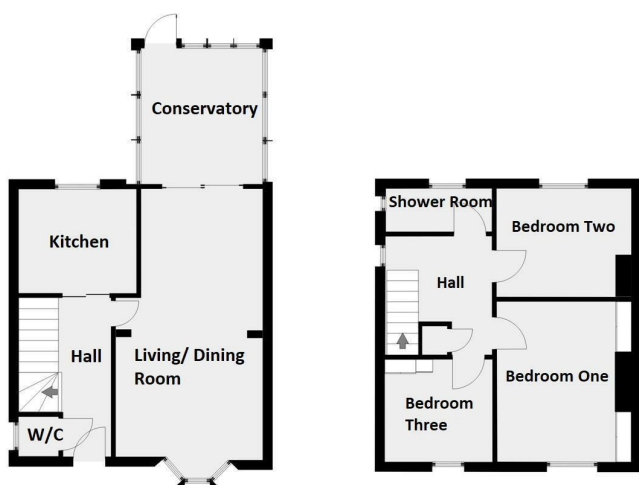
Kitchen 9'8" x 8'6" (2.95 x 2.61)

Conservatory 12'6" x 11'5" (3.83 x 3.48)

Bedroom One 13'2" x 9'10" (4.03 x 3.00)

Bedroom Two 11'1" max x 8'11" (3.38 max x 2.72)

Bedroom Three 8'10" x 8'5" (max) (2.70 x 2.57 (max))



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		83
(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 <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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