



Instinct Guides You



Longcroft Road, Weymouth £245,000

- No Onward Chain
- Low Maintenance Southerly Aspect Garden
- Two Reception Rooms
- Generous Bathroom
- Living Room With Feature Bay Window
- Close To Town Centre & Harbour
- Amenities Nearby
- Easy Access Loft Space



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This well-proportioned end-of-terrace home offers generous proportions & boasts two reception rooms, low maintenance southwesterly aspect garden and is close to a range of amenities.

At the front of the property, the main living room enjoys a bay window, a feature fireplace, and a wood-burning stove—an inviting focal point that adds both charm and warmth. To the rear, the separate dining room benefits from plenty of natural light and leads through to a modern kitchen fitted with a range of storage units, space for appliances, and a door opening directly onto the garden.

The first floor provides two comfortable double bedrooms, including a generous main bedroom stretching across the full width of the house with twin front-facing windows. The family bathroom is a great size and features a contemporary suite with a panelled bath, separate corner shower, wash hand basin, and WC. A useful landing cupboard houses the boiler and offers additional storage.

A further staircase rises to the top floor, where a versatile loft space with skylight enjoys plenty of scope and eaves storage.

Outside, the property enjoys an enclosed front garden and a private, low-maintenance rear garden with gated side access that enjoys a beautiful southerly aspect.



Living Room 11'1" max x 9'11" + bay (3.38 max x 3.03 + bay)

Dining Room 14'6" max x 11'10" (4.42 max x 3.62)

Kitchen 13'0" x 8'8" (3.97 x 2.65)

Bedroom One 14'6" max x 9'11" (4.43 max x 3.03)

Bedroom Two 11'10" x 9'3" max (3.63 x 2.84 max)

Bathroom 9'10" x 8'9" (3.02 x 2.67)

Loft Space 13'1" max x 11'3" max (height restrictions) (4.01 max x 3.45 max (height restrictions)



	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	

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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