



Instinct Guides You



Louviers Road, Weymouth £220,000

- No Onward Chain
- Three Bedroom Family Home
- Generous Kitchen/Dining Room
- Communal Off Road Parking At Rear
- Close To Amenities & Regular Bus Route
- Rear Westerly Aspect Garden
- Country Walks Nearby
- Set Back From Main Road



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Offered With no onward Chain this three bedroom family home offers generous proportions throughout, a westerly aspect rear garden, communal parking and spacious kitchen/dining room. The property sits within convenient catchment of bus routes, amenities & country walks.

The heart of the home is the generously sized front aspect living room, which offers ample space for a range of furniture and a front facing window that captures the morning sun. The kitchen/diner offers a range of fitted units with work surfaces, an integral double oven, inset gas hob with extractor, and space for appliances including washing machine, fridge/freezer, and tumble dryer. There is ample room for a dining table and it enjoys a pleasant view into the rear garden.

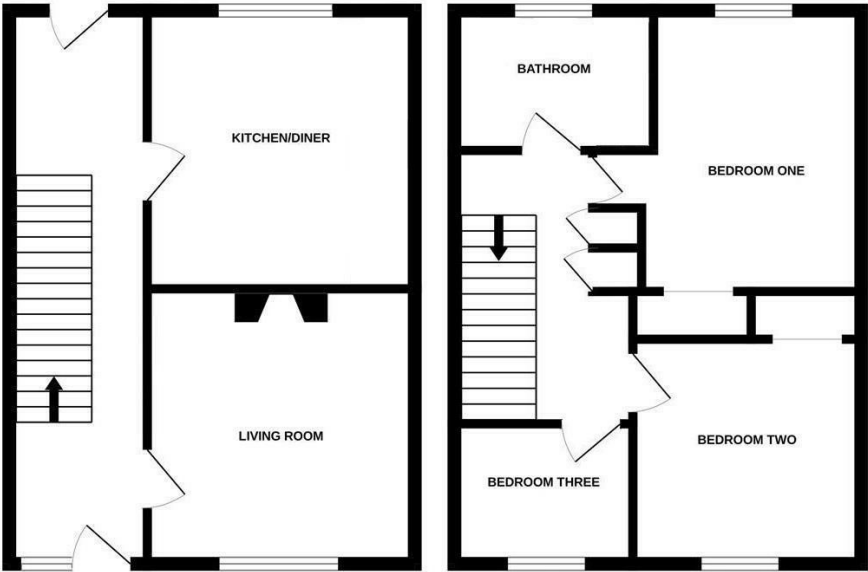
Upstairs, the landing provides loft access and two storage cupboards, one of which houses a boiler that the vendor informs us has been installed in 2025. Doors lead to three bedrooms and the bathroom. Bedroom one is a spacious double with built-in open wardrobe. Bedroom two is another double with built-in wardrobe and shelving, while bedroom three is a single that offers versatility for those working from home as an office or study. The bathroom features a modern suite including a P-shaped bath with shower over, WC, wash basin, heated towel rail, and tiled walls and flooring.

Outside, the rear garden has been finished with a low maintenance approach in mind, a patio offers a space to entertain and enjoy the westerly aspect before a lawn runs to the back boundary. The garden also benefits from a brick-built store, two sheds and gated access to a communal car park. The front garden is lawned with shrubs and a path to the main entrance.

The property is set back from Louviers Road along a pedestrian footpath, offering excellent convenience for local amenities including doctors, schools, and a range of shops.

NB Parking is not allocated or owned in any part to the property.

- Kitchen/Dining Room 11'9" x 11'5" (3.60 x 3.48)
- Living Room 11'7" x 11'4" (3.54 x 3.47)
- Bedroom One 11'11" max x 9'4" max (3.65 max x 2.85 max)
- Bedroom Two 9'8" x 9'8" (2.96 x 2.95)
- Bedroom Three 7'8" x 5'11" (2.34 x 1.81)
- Bathroom 8'7" x 5'3" (2.63 x 1.62)



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		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.