



Instinct Guides You



## Springfield Road, Weymouth £230,000

- Garage
- Southerly Garden
- Two Double Bedrooms
- Spacious Lounge/Diner
- Side Gate Access
- Close To Local Shops
- French Doors To Garden
- Near Upwey Train Station
- Close To Nature Walks



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This TWO DOUBLE BEDROOM end terrace home benefits from a GARAGE, SOUTHERLY GARDEN with FRENCH DOORS connecting to the spacious lounge Diner. Positioned within close proximity to local amenities, schools and transport links, the property presents an ideal opportunity for first-time buyers or investors alike.

Entering through the front, the ground floor opens into a bright hallway with immediate access to the kitchen on the left. The kitchen is fitted with pale green units, wood-effect worktops, a gas hob, with integrated oven and space for additional appliances. A front-facing window allows in ample natural light. Continuing through the hallway, the property leads into a generous open-plan lounge diner which spans the full width of the house. This space features neutral décor and French doors that open directly onto the rear garden, creating an easy connection between the interior and outdoor living space.

Upstairs, the landing connects to two double bedrooms and the bathroom. Bedroom one is positioned at the rear and includes fitted wardrobes, along with a large window overlooking the garden. Bedroom two sits at the front and is also a large double, finished with a soft neutral palette. The bathroom is centrally located and comprises a white suite with a panelled bath, overhead shower, wash basin and toilet, all set against a tiled backdrop.

The property enjoys a low-maintenance southerly rear garden laid to patio and gravel, with mature planting and a timber storage shed. There is also a garage in a block to the rear, offering secure parking or additional storage space. The front garden is mainly lawn with a pathway leading to the entrance.

## Room Dimensions

Kitchen 7'6" x 5'10" (2.29 x 1.8)

Living/Dining Room 11'10" max x 18'0" max (3.63 max x 5.51 max)

Bedroom One 11'10" x 9'10" (3.63 x 3.02)

Bedroom Two 11'11" x 8'10" max (3.65 x 2.7 max)

Bathroom 6'7" x 5'6" (2.01 x 1.69)

Garage



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

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