

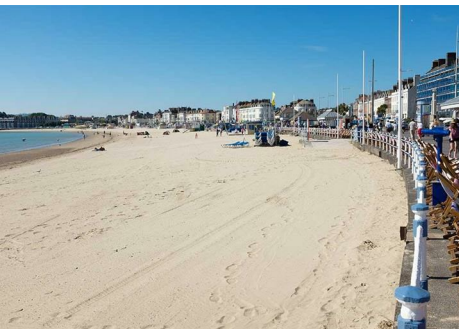


Instinct Guides You



## Holly Road, Weymouth Offers In Excess Of £210,000

- No Onward Chain
- Two Bedrooms
- Local Amenities Nearby
- Attic
- Level Walk To Town Centre
- Weymouth Beach Nearby
- Ideal Starter Home
- In Need Of Some Modernisation
- Good Rental Potential
- High Interest Expected



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Offered with NO ONWARD CHAIN, A TWO bedroom end of terrace house with ATTIC, situated just a SHORT WALK to WEYMOUTH TOWN CENTRE and award winning BEACH. In CLOSE PROXIMITY to LOCAL AMENITIES this property has GREAT RENTAL POTENTIAL and also an IDEAL STARTER HOME.

The ground floor comprises a spacious light and airy lounge/diner, kitchen and utility area. The lounge/diner is a generous space and flows through to the kitchen located to the rear of the property. The kitchen benefits from ample work surface and storage, integrated oven and grill, space for appliances where access to the rear garden is gained from here.

Ascending to the first floor you have two bedrooms and a bathroom. The two bedrooms are doubles with space for bedroom furniture, with bedroom one having built in storage. The bathroom comprises a bath with shower over, wash basin and W.C along with adequate storage.

Rising further through the property you have the attic. A large sky light provides copious amounts of natural light to flow throughout.

Externally you have the benefit of a rear garden with side access, currently paved with a shingle area and a good size shed for additional storage.



## Room Dimensions

Lounge/Diner 19'1" x 14'7">10'1" (5.82m x 4.47m>3.08m)

Kitchen 7'11" x 7'8" (2.43m x 2.36m)

Utility 8'10" x 3'10" (2.71m x 1.19m)

Bedroom One 13'6">7'10" x 9'8" (4.12m>2.39m x 2.95m)

Bedroom Two 9'2" x 8'11" (2.81m x 2.73m)

Attic 12'10" x 7'10" (3.92m x 2.40m)



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		
<b>England &amp; Wales</b>	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>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	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.