



Instinct Guides You



Abbotsbury Road, Weymouth Offers In Excess Of £280,000

- Spacious Period Home
- Immaculate Southerly Rear Garden
- Contemporary Kitchen
- Three Double Bedrooms
- Two Reception Rooms
- Rear Access
- On A Bus Route
- Amenities Nearby



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Located a mere stroll from Weymouth's vibrant Harbourside is this spacious period family home with THREE DOUBLE BEDROOMS and IMMACULATE SOUTHERLY REAR GARDEN. The property seamlessly blends charming period characteristics with tasteful contemporary finish to enable a generous family home with two separation reception rooms, rear access and an abundance of local amenities.

A traditional front garden with bricked borders adds a vintage charm to the attractive frontage, welcoming you into the home.

Initially, a cosy lounge offers a warm refuge with additional dining room adjacent boasting a door to the garden for seasonal versatility - High ceilings throughout amplify space and light. To the rear, a stylish contemporary kitchen enjoys ample preparation space including a breakfast bar; Dual aspect windows accentuate the southerly aspect with access to the garden.

Upstairs, the property retains split levels with bedroom three to the rear of the property conveniently neighbouring a family bathroom. The bathroom is finished with attractive tiles and comprises of bath, toilet and basin. Bedroom Two occupies the heart of the first floor boasting proportions as an adequate double room. Completing the floor, Bedroom One spans the width of the property with stellar proportions; A bay window adds character and further floorspace.

Recently refurbished with attractive tiling and artificial turf, the rear garden is wreathed in the southerly sunshine providing a an excellent space for relaxation with rear access providing ease, also.

With the properties prime positioning, there are a number of local amenities at a short walk as well as bus route direct to Weymouth Town Centre. The vibrant and historic marina/harbour is just a stroll away.



Room Dimensions

Living Room 12'1" max x 11'3" max (3.69m max x 3.45m max)

Dining Room 11'3" max x 9'8" max (3.45m max x 2.95m max)

Kitchen 17'9" x 9'1" (5.42m x 2.78m)

Bedroom One 15'6" max x 11'4" plus bay (4.74m max x 3.46m plus bay)

Bedroom Two 11'3" x 9'8" (3.45m x 2.95m)

Bedroom Three 10'5" x 9'3" (3.18m x 2.83m)

Bathroom 6'11" x 5'4" (2.11m x 1.64m)



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	

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