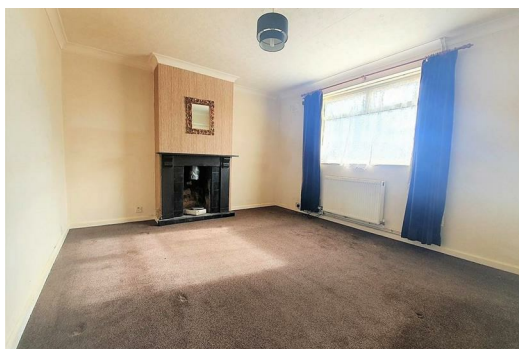




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Norfolk Road, Weymouth, Dorset DT4 0PW
Offers in excess of £190,000

Registration No. 08079158 Directors Mr Wilson, Mr Tominey

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A THREE BEDROOM SEMI DETACHED house in need of some modernisation with LARGE GARDEN, DRIVEWAY is being sold with NO ONWARD CHAIN in Weymouth. BACKING on to WEYMOUTH GOLF CLUB this well proportioned property with gas central heating and double glazing comprises entrance hallway, lounge and kitchen diner on the ground floor. Upstairs there are three bedrooms and family bathroom. Outside there is front and rear gardens the rear being mainly lawned with workshop/store room and off road parking to the front.

Entrance

Hall

Double glazed door entrance. Radiator. Stairs rise to first floor. Door to :-

Lounge 14'7" x 11'10" (4.47 x 3.61)

Front aspect double glazed window. Radiator. Fireplace. Understairs storage cupboard. Door to :-

Kitchen Diner 17'9" x 8'9" (5.43 x 2.68)

Wall and base units with work surfaces over. Single bowl double aluminium drainer. Space for washing machine, gas cooker, and upright fridge freezer. Rear aspect double glazed window and side aspect double glazed window. Radiator. Understairs storage cupboard. Side aspect double glazed door leading to :-



Side Porch 8'7" x 4'9" (2.64 x 1.45)

Front and rear aspect doors. Side aspect windows.

First Floor Landing

Side aspect double glazed window.

Bedroom One 10'7" x 8'10" (3.24 x 2.71)

Rear aspect double glazed window. Radiator. Build in storage cupboards.



Bedroom Two 11'10" x 7'1" (3.63 x 2.17)

Front aspect double glazed window. Wall mounted radiator.



Bedroom Three 9'3" x 8'9" (2.83 x 2.69)

Front aspect double glaze window. Wall mounted radiator.



Bathroom

Suite comprising bath with shower point over, pedestal wash hand basin and close coupled WC. Towel rail radiator. Wood effect flooring.

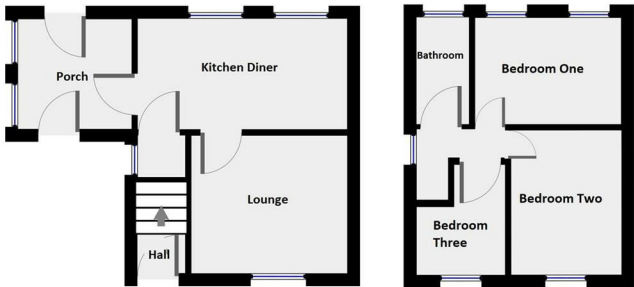


Front Garden

Laid to block paving providing off road parking.

Rear Garden

Initial paved area and the rest laid to lawn, enclosed by fencing. Brick built shed.



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| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | 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 |

| Environmental Impact (CO ₂) Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| 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 or suitability 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.