



## Immaculate Victorian property close to town centre and beaches

**Offers Over £225,000** Freehold

An Immaculate TWO BEDROOM Victorian terraced property located in the popular area of Rodwell and within a stone's throw of WEYMOUTH HARBOUR and BEACH. The property offers two bedrooms, a lounge and a separate dining room with a family bathroom, a NEW BOILER and new carpets throughout.

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## Immaculate Victorian house just a short walk to Weymouth harbour and beaches.

A delightful TWO bedroom Victorian terrace property situated in the sought after area of RODWELL. The property is ideally located close to a good range of local amenities and just a short walk to Weymouth town centre, inner harbour and Brewers Quay with its array of bespoke shops, pubs and restaurants. Weymouth is a beautiful seaside town situated halfway along the Jurassic Coast and just 7 miles south of the Dorset county town of Dorchester. Its charming harbour and sandy beaches attract numerous visitors and in 2012 it was the venue for the London 2012 sailing events, along with neighbouring Portland. As a result of its affiliation with the Olympics, the town has benefited from improved transport links, including a bypass and a network of cycle paths.

### Entrance

Via Composite door through to:-

### Hallway

Radiator, central ceiling light, under stairs storage cupboard, stairs to first floor

### Lounge

- 3.05m x 4.88m (- 10' x 16' )

Wooden flooring, front aspect double glazed bay window, BT point, power points.

### Dining Room

- 2.44m x 3.05m (- 8' x 10' )

Rear aspect double glazed window, radiator, power points, storage cupboard

### Kitchen

- 2.13m x 3.66m (- 7' x 12' )

Range of eye and base level units with work surfaces over, side aspect double glazed window, central ceiling light, radiator, sink unit with drainer, space for fridge freezer, gas oven and washing machine, double glazed French doors leading through to garden.

### First Floor Landing

Access to loft, doors to:

### Bedroom 1

- 3.05m x 3.96m (- 10' x 13' )

Front aspect double glazed window, central ceiling light, power points, radiator.

### Bedroom 2

- 2.44m x 3.05m (- 8' x 10' )

Rear aspect double glazed window, central ceiling light, power points, radiator.

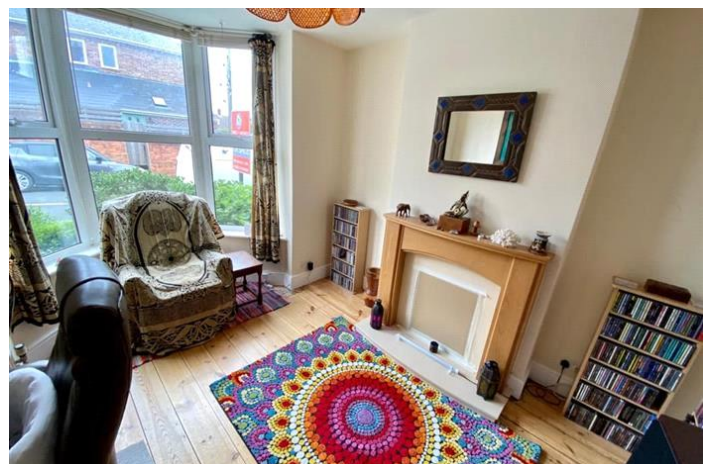
### Bathroom

- 2.13m x 3.66m (- 7' x 12' )

Pedestal wash hand basin, low level WC, panel enclosed bath, partially tiled, 2 x storage cupboards housing Combi boiler.

### Garden

Laid to patio and paving, tiered, partially fence enclosed.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	56	
(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	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.