



## 2 Weymouth Road

Wainscott ME3 8FF

**Guide Price £290,000**



GUIDE PRICE £290,000 - £300,000. Nestled on the charming Weymouth Road, this delightful mid-terrace house is a perfect choice for those seeking their first home. Boasting a well-maintained interior, this property features a nice size reception room, a fully functional kitchen, and a bathroom complete with a shower cubicle and a full-size bath tub - perfect for unwinding after a long day. The rear garden offers a tranquil outdoor space.

With two double bedrooms, this home offers ample space for a small family or guests. The convenience of two parking spaces ensures you'll never have to worry about finding a spot after a long day. Additionally, the presence of a downstairs WC adds a touch of practicality to this lovely abode.

Situated within a community managed estate, this property benefits from a modest management charge of just £20 per month, ensuring the upkeep of communal areas without breaking the bank. The location of this house is truly unbeatable, with excellent transport links, proximity to primary schools, and local shops a short walk away.

Don't miss out on the opportunity to make this charming house your own - book a viewing today and envision the possibilities that await in this inviting home on Weymouth Road. Freehold. Council Tax Band C.



## Area Map



## Floor Plans

Ground Floor

Floor 1



**Approximate total area<sup>®</sup>**  
599.66 ft<sup>2</sup>  
55.71 m<sup>2</sup>

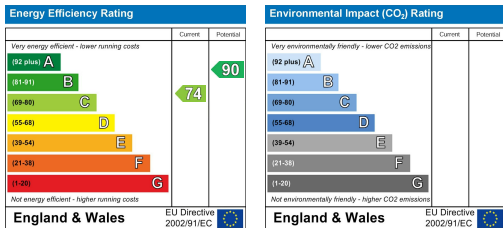
(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.