



**64 Wardcliffe Road, Weymouth, DT4 0HP**  
Asking Price Of £340,000 Freehold

  
**MARTIN&CO**

# Wardcliffe Road, Weymouth

3 Bedrooms, 1 Bathroom

Asking Price Of £340,000

- Semi-Detached House
- Three Bedrooms
- Off Street Parking
- Large Enclosed Rear Garden
- Spacious Lounge / Dining Room
- Kitchen / Breakfast Room



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	59 D	
39-54	E		
21-38	F		



Welcome to your charming extended semi-detached family haven, perfectly positioned amidst the best local amenities. Step into a sunlit and expansive lounge and dining area, where a stately bay window and a cozy fireplace set the stage for memorable moments. French doors open seamlessly onto an enchanting, enclosed rear garden-a private retreat perfect for al fresco dining or simply unwinding after a busy day.

The tastefully designed kitchen and breakfast room, with direct garden access, invites you to savor morning coffees or host delightful gatherings. Offering three comfortable bedrooms and a stylish bathroom complete with both a bath and a shower cubicle, this home is tailored for modern family living. With off-street parking and added side pedestrian access, convenience and charm go hand in hand.

Discover the perfect blend of style, function, and community living-your dream home awaits. Book a viewing today and see the unique beauty in every detail.

#### HALLWAY

LOUNGE AREA 12' 6" x 11' 8" (3.81m x 3.56m)

DINING AREA 12' 4" x 11' 1" (3.76m x 3.38m)

KITCHEN/BREAKFAST ROOM 21' 9" x 9' 5" (6.63m x 2.87m)

#### FIRST FLOOR LANDING

BEDROOM ONE 11' 10" x 10' 10" (3.61m x 3.3m)

BEDROOM TWO 12' 4" x 11' 3" (3.76m x 3.43m)

BEDROOM THREE 8' 2" x 7' 8" (2.49m x 2.34m)

#### BATHROOM

ENCLOSED REAR GARDEN WITH SIDE PEDESTRIAN ACCESS

FRONT PROVIDING OFF ROAD PARKING









All measurements are approximate and for display purposes only

## Martin & Co Weymouth

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