



Instinct Guides You



Markham Avenue, Weymouth £255,000

- No Onward Chain
- Two Reception Rooms
- Attractive Front & Rear Gardens
- Three Bedroom Home
- Close To Range Of Amenities
- Some Far Reaching Views
- Electric Heating Downstairs - Gas Available
- Rear Garden Access



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THREE BEDROOM SEMI-DETACHED HOME with TWO RECEPTION ROOMS, a MATURE REAR GARDEN, ATTRACTIVE FRONT GARDEN and SMALL CONSERVATORY. The property also benefits from SOME FAR-REACHING VIEWS and offers well-proportioned accommodation arranged over two floors.

The property is approached via an attractive front garden, with a pathway leading to the entrance. Once inside a vestibule offers practical storage before stepping into the main hallway.

The living room is a comfortable reception space with a large front-facing window allowing plenty of natural light into the room, while the fireplace provides an attractive focal point. The space runs open plan into the dining room, offering a good-sized space for family meals and entertaining.

The kitchen is fitted with a range of wall and base units with work surfaces over, together with space for appliances. A door leads through to the small conservatory, which provides an additional useful area and access to the rear garden. There is also a convenient ground floor W.C.

Upstairs, the property offers three bedrooms, comprising two good-sized double rooms and a further bedroom. The bathroom comprises a bath with shower over, hand basin and W.C set against white tiling. The loft space has been decorated and provides excellent additional storage, it also has electrical outlets.

Outside, the mature rear garden provides a pleasant and established setting, with a variety of plants and greenery creating a good degree of privacy. The attractive front garden adds to the property's appeal, while the elevated position provides some views beyond.

Room Dimensions

Living Room 11'9" max x 10'8" (3.59 max x 3.26)

Dining Room 11'10" x 10'10" max (3.63 x 3.32 max)

Kitchen 8'4" x 6'10" (2.55 x 2.10)

Conservatory 9'6" max x 6'7" max (2.92 max x 2.01 max)

Bedroom One 11'11" max x 10'11" max (3.65 max x 3.33 max)

Bedroom Two 10'9" x 9'10" max (3.28 x 3.00 max)

Bedroom Three 7'11" x 6'10" (2.42 x 2.10)

Bathroom 6'10" x 6'2" (2.10 x 1.89)



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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