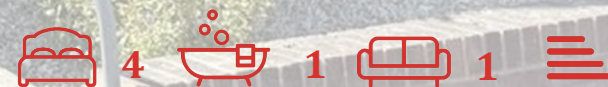




8 Lichfield Road  
Weymouth, DT4 0HE

**£325,000 Freehold**





## 8 Lichfield Road

Weymouth, DT4 0HE

A three / four bedroom end terraced house located off Lanehouse Rocks Road in a popular location with good local amenities close by. The accommodation offers three bedrooms and a bathroom on the first floor, on the ground floor is a lounge with a log burner plus a kitchen diner which leads into a conservatory and there is access to a bedroom 4 / study which also leads to a wet room. The property is well presented maintained with gas central heating and upvc double glazed windows there is also a west facing garden to the rear. there is currently no off road parking but the garden to the front could be relandscaped for parking subject to obtain any necessary permissions.

### Entrance Hall

Understairs cupboard

### Lounge

13'9" x 12'5" (4.20 x 3.80)

Fireplace with log burner

### Kitchen Diner

18'8" x 10'9" (5.70 x 3.28)

Contemporary Kitchen Diner offering single drainer sink unit set into worktop with drawers and cupboards below, gas hob and built in double oven, wall mounted cupboards, space for washing machine, tumble dryer, dish washer and fridge freezer, ample space for table

### Conservatory

11'11" x 10'4" (3.65 x 3.17)

Sliding patio doors to west facing rear garden, tiled floor

### Bedroom 4 / Study

9'8" x 8'4" (2.95 x 2.56)

### Wet Room

Shower Area, low level corner wash hand basin, W C

### Landing

Built in cupboard

### Bedroom 1

12'5" x 10'9" (3.80 x 3.28)

Built in cupboard

### Bedroom 2

13'9" x 9'2" (4.20 x 2.80)

Built in cupboard

### Bedroom 3

10'7" x 6'1" widening to 9'2" (3.25 x 1.87 widening to 2.80)

Over stairs storage space

### Bathroom

Fitted with white three piece suite comprising panel bath with shower above, wash hand basin & WC

### Gardens

Ramped path access to the front with the remainder laid to well stocked graveled borders. To the rear is an enclosed garden with patio area then a slightly raised second patio with a covered seating area the remainder is to lawn, borders and a graveled area plus there is a timber shed







### **Parking**

There is currently no allocated off road parking, the present owners park on the street. The front garden could be relandscaped to provide off road parking subject to obtaining any necessary permissions

### **Council Tax**

Band B with Dorset council

### **Utility Supplies**

Mains gas electricity water and drainage connected

### **Construction**

Traditionally built with brick elevations under a pitched roof

### **Flood Risk**

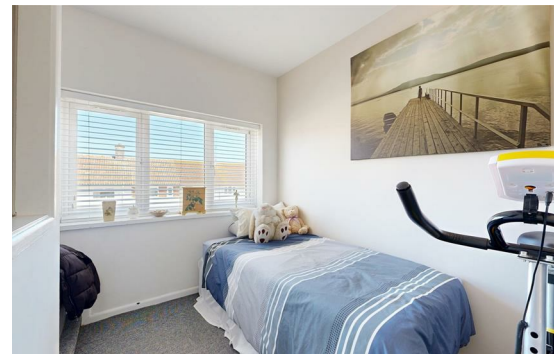
Very low risk from river sea or surface water

### **Phone and Broadband signal strength and coverage**

Vodafone & O2 signals are strong, 3 & EE are average

TV, Sky & BT are available Virgin in not available

Broadband estimated standard 6 mbps superfast 80 mbps ultrafast 1800 mbps



### **Legal Disclaimer**

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. All measurements are approximate. Any details including (but not limited to): lease details, service charges, ground rents & covenant information are provided by the vendor and you should consult with your legal advisor/ satisfy yourself before proceeding. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.





Floor Plan



Viewing

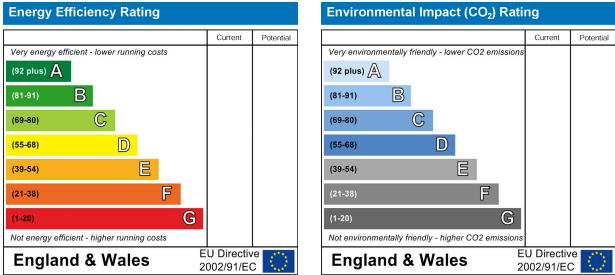
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Area Map



Energy Efficiency Graph



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