Hull Gregson Hull

75 Sussex Road

Weymouth, DT4 0PN

Asking Price £245,000 Freehold

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75 Sussex Road
Weymouth, DT4 0PN

A very spacious three double bedroom semi detached house located in this popular residential position at Westham. the property does require general updating ideal for someone to model and equip to their own requirements. The property has two reception rooms, a kitchen and ground floor cloakroom, two UPVC conservatories, gas central heating, three double bedrooms and a bathroom to the first floor, off road parking, and front and rear gardens, being sold vacant with no forward chain.

ENTRANCE HALL
Meter Box, panel radiator, stairs and storage cupboard.

LIVING ROOM
13'1" x 10'2" (4m x 3.10m)
Bay window to front, panel radiator, gas fire, and opening to:

DINING ROOM
14'5" x 10'9" (4.40m x 3.30m)
Door and window to rear, gas fire, and panel radiator.

CONSERVATORY
10'2" x 6'6" (3.10m x 2m)
Triple aspect and door to garden.

KITCHEN
10'9" x 10'5" (3.30m x 3.20m)
Windows to rear, and side door to conservatory, range of storage cupboards, stainless steel sink, electric cooker point, plumbing for washing machine, space for fridge freezer, and wall mounted 'Worcester' boiler.

CONSERVATORY TWO
9'6" x 7'2" (2.90m x 2.20m)
Triple aspect, doors to front and rear.

CLOAKROOM
Window to side, low level WC and wash hand basin.

FIRST FLOOR LANDING
Window to side and loft hatch.

BEDROOM ONE
11'1" x 10'9" (3.40m x 3.30m)
Window to rear, and panel radiator.

BEDROOM TWO
10'9" x 10'5" (3.30m x 3.20m)
Window to front and cast iron fireplace.

BEDROOM THREE
14'1" x 9'2" (4.30m x 2.80m)
Window to rear, and storage cupboards.

BATHROOM

Window to front, panel bath, walk in glazed shower unit, low level WC, wash hand basin, and panel radiator.

OUTSIDE

The property is situated on a corner plot with front and rear garden areas mainly laid to gravel and paved areas, there is off road parking which could be extended for further vehicles and a storage shed.

COUNCIL TAX

Band B

OTHER INFORMATION

Construction
Traditional cavity wall construction with brick elevations under a tiled roof

Broadband (estimated speeds)
Standard 7 mbps
Superfast 47 mbps
Ultrafast 1800 mbps
Any Flood Risk?
Rivers & Seas Very Low
Surface Water Very Low
Services
The property is supplied with mains gas, electricity and water, and mains drainage.

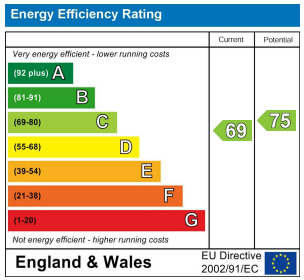
LEAGAL DISCLAIMER

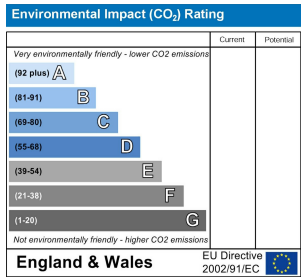
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as 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

Area Map

Energy Efficiency Graph





Viewing

Please contact our Hull Gregson & Hull Weymouth Office on 01305 776 666
if you wish to arrange a viewing appointment for this property or require further information.

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