



39 Williams Avenue
Weymouth, DT4 9BW

£285,000 Freehold



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A newly refurbished two / three bedroom end of terrace house, located in this popular residential area of Wyke Regis with excellent local amenities close by. The property has two open plan reception rooms, a kitchen plus breakfast room and a utility room leading to a WC on the ground floor, and two double bedrooms plus a study / small third bedroom and a bathroom, to the first floor. There is a modern kitchen and bathroom UPVC double glazed windows, gas central heating and a generous size rear garden.

Entrance Porch

Tiled floor, stained glass door to

Hall

Lounge

11'11" x 11'6" (3.65m x 3.53m)

Bay window to front, open plan to

Dining area

15'2" x 11'10" (4.62m x 3.61m)

Stairs to first floor, under stairs cupboard

Kitchen

11'4" x 7'10" (3.46m x 2.41m)

Modern fitted kitchen comprising Sink unit set into work tops with drawers and cupboards below, electric hob with oven below, wall mounted cupboards, space for fridge freezer

Utility Room

7'0" x 5'7" (2.14 x 1.71)

Sink unit set into work top with cupboard below and space for appliances Worcester gas boiler, door to

WC

Low lever WC & wash hand basin with cabinet below

Breakfast Room

10'0" x 7'10" (3.05 x 2.39)

Double doors to decking and rear garden

Landing

Built in cupboard

Bedroom 1

15'2" x 11'10" (4.63m x 3.62m)

Bedroom 2

11'11" m x 9'2" (3.65 m x 2.81m)

Built in cupboard

Study / Bedroom 3

8'3" x 4'6" (2.53 x 1.39)





Bathroom

Modern white suite comprising shower bath, wash hand basin with cabinet below WC chrome towel radiator

Gardens

Small garden to the front mainly laid to gravel. to the rear is an enclosed garden partly laid to decking with the remainder mainly to lawn

Parking

There is no allocated off road parking, on street parking is available

Council Tax

Band B with Dorset council

Flood Risk

Very low risk from rivers and sea, low risk from surface water

Construction

Traditionally built with brick and rendered, elevations under a pitched roof

Utility Supplies

Mains gas electric water and drainage connected

Phone and Broadband signal strength and coverage

Vodafone & O2, 3 & EE are all strong signals
TV, Sky & BT are available Virgin in not available

Broadband estimated standard 7 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

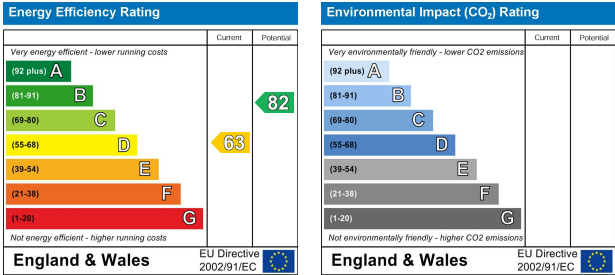
Please contact our Hull Gregson & Hull Weymouth Office on 01305 776 666 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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