



12 Sprague Close
Weymouth, DT3 5AH

Asking Price £365,000 Freehold

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The property comprises of a spacious and well-presented three bedroom semi-detached house located in this desirable cul-de-sac position at Upwey, close to good local amenities and a good school catchment location. The property has a modern fitted kitchen, ground floor cloakroom and bathroom, gas central heating, new UPVC double glazed windows, Voltaic cells installed by the original builders to reduce energy costs, a private attractive rear garden, and a garage with good off road parking to the side.

ENTRANCE HALL

Window to side, tiled flooring, panel radiator, coved ceiling, thermostat and alarm pad.

CLOAKROOM

Window to front, low level WC, wash hand basin, half tiled walls and flooring, coved ceiling.

KITCHEN

11'0" x 7'9" (3.37m x 2.37m)

Window to front, range of fitted base and wall units with roll top work surfaces, one and a quarter bowl stainless steel sink with mixer tap, tiled flooring and splash backs, built in electric oven, gas hob and extractor fan, integrated dish washer, plumbing for washing machine, space for fridge freezer, wall mounted 'Worcester' boiler, coved ceiling and tiled flooring.

LIVING ROOM

18'0" x 14'6" (5.50m x 4.42m)

Double aspect room, door to garden, laminate flooring, attractive wood burner, coved ceiling and under stair storage cupboard.

FIRST FLOOR LANDING

Airing cupboard, double storage cupboard, coved ceiling and loft hatch.

BEDROOM ONE

12'11" x 10'8" (3.96m x 3.27m)

Windows to the rear, panel radiator, built in double wardrobe, coved ceiling and panel radiator.

BEDROOM TWO

11'7" x 8'0" (3.55m x 2.44m)

Window to front, coved ceiling and panel radiator.

BEDROOM THREE

8'3" x 6'3" (2.54m x 1.93m)

Window to front, coved ceiling and panel radiator.





BATHROOM

White suite comprising of a panel bath with mixer and wall shower with glazed screen, pedestal wash hand basin, low level WC, fully tiled walls and flooring, chrome heated towel radiator., and coved ceiling.

OUTSIDE

To the front there is shingle laid and paved path to front door, to the side there is off road parking leading to a detached single GARAGE with up and over door, power and light, rear side door and eaves space. There is gated access to a rear low maintenance garden laid to shingle, paved patios and pathway. Also the property has had Voltaic cells installed at the time of construction which does assist the current owners with a reduction to their energy bills.

COUNCIL TAX

Band C

OTHER INFORMATION

Construction

Traditional cavity wall construction with brick elevations under a tiled roof

Broadband (estimated speeds)

Standard 17 mbps

Superfast 80 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.

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

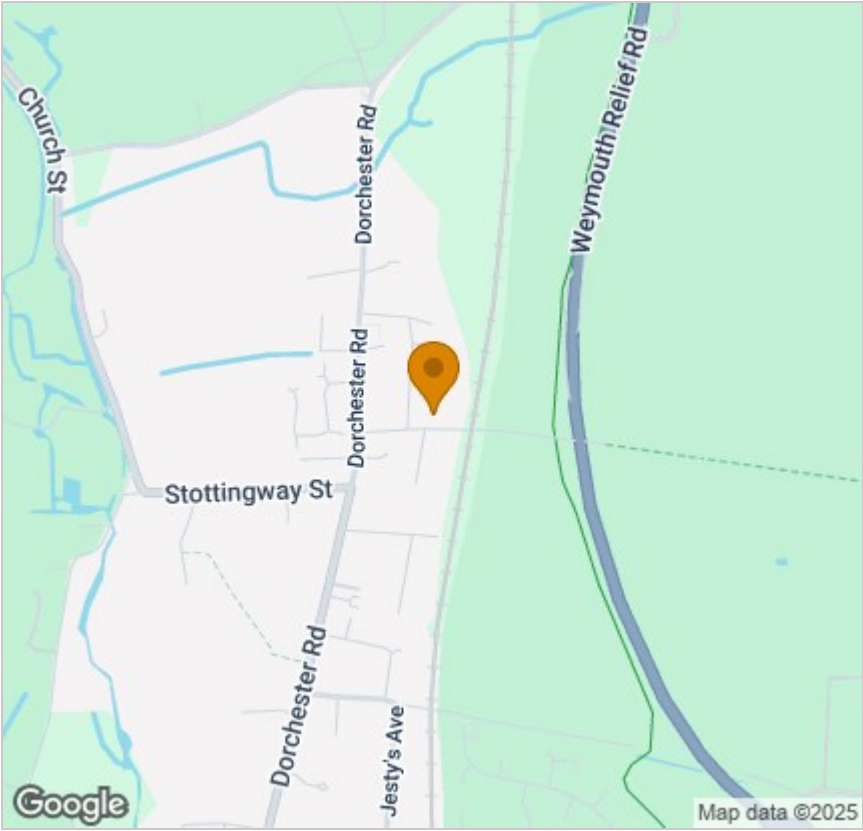


Viewing

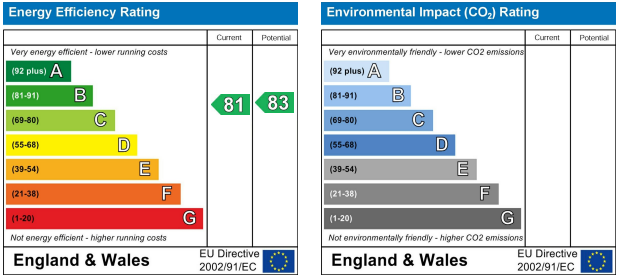
Please contact our Hull Gregson & Hull Weymouth Office on 01305 776 666 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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