

Hull Gregson Hull

12 Marlborough Avenue

Weymouth, DT4 9AN

Asking Price £300,000 Freehold

Lighthouse Windows

3 1 2 D

12 Marlborough Avenue
Weymouth, DT4 9AN

A three bedroom semi-detached house located in this popular residential position at Wyke Regis, the property has two reception rooms, a kitchen, ground floor WC, conservatory room, and three bedrooms and a bathroom to the first floor level. The property does require some general internal updating , and has gas central heating, has brand new UPVC double glazed windows, off road parking to the front and a large rear enclosed garden. The property is being sold vacant and no forward chain.

ENTRANCE HALL
Laminate flooring, panel radiator, and stairs with under storage cupboards.

LIVING ROOM
11'9" x 10'9" (3.60m x 3.30m)
Bay window to front, panel radiator, fireplace with surround, alcoves and picture rail.

DINING ROOM
11'5" x 9'2" (3.50m x 2.80m)
Sliding doors to rear, fireplace, storage cupboards, and panel radiator, and picture rail.

CONSERVATORY ROOM
9'10" x 5'10" (3m x 1.80m)
Windows and doors to rear, tiled flooring and panel radiator.

KITCHEN
8'2" 5'6" (2.50m 1.70)
Window to rear, range of base and wall units, fitted oven, hob and extractor, stainless steel sink with mixer tap, plumbing for washing machine, tiled flooring and splash backs, and panel radiator.

BREAKFAST ROOM
7'10" x 7'6" (2.40m x 2.30m)
Window to side, cupboard housing 'Vaillant ' boiler, laminate flooring and panel radiator.

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

FIRST FLOOR LANDING
Window to side and loft hatch.

BEDROOM ONE
12'1" x 10'9" (3.70m x 3.30m)
Bay window to front. range of wardrobes and storage cupboards, and panel radiator.

BEDROOM TWO
11'5" x 10'5" (3.50m x 3.20m)
Window to rear, built in wardrobes, and panel radiator.

























BEDROOM THREE
7'10" x 7'6" (2.40m x 2.30m)
Window to rear, and panel radiator.

BATHROOM
Window to front, panel bath, wall mounted shower above, low level WC, wash hand basin, panel radiator and tiled splash backs.

OUTSIDE
to the front there is off road parking, with side access to a large rear enclosed garden mainly laid to lawn with a centre curved pathway leading to a large storage shed to the end of the garden. There are mature shrubs and trees and flower beds and borders.

COUNCIL TAX
Band C

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

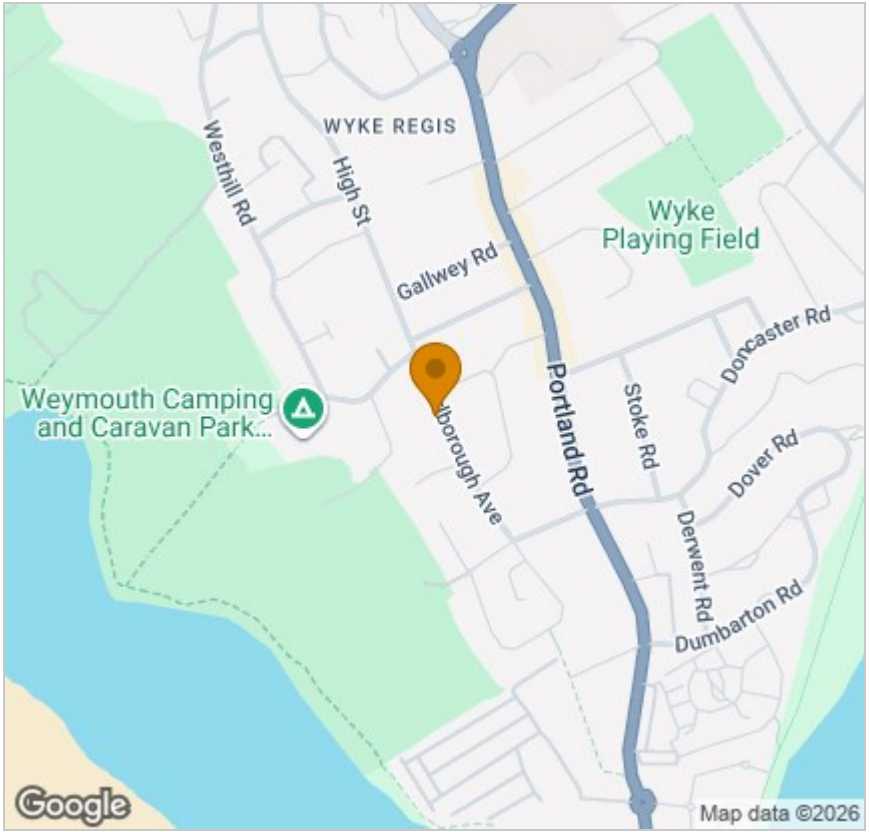
Broadband (estimated speeds)
Standard 4 mbps
Superfast 80 mbps
Ultrafast 1800 mbps
Any Flood Risk?
Rivers & Seas Very Low
Surface Water Very Low
Services
The property is supplied with mains gas, electricity and water, and mains drainage.

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.

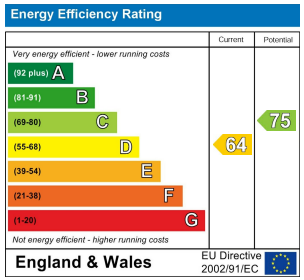
Floor Plan

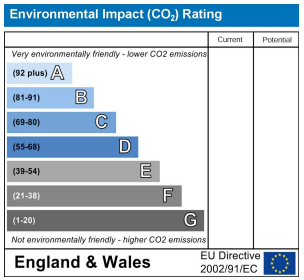


Area Map



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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