Hull Gregson Hull



78 Corporation Road

Weymouth, DT4 0LH

Asking Price £275,000 Freehold

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A well presented three bedroom semi-detached family home in a popular residential location. This property boasts open plan living with a large living room area, dining area and a modern fitted kitchen. Outside offers a detached garage with a gated driveway and gardens to both the front and rear. This is an ideal first time family home purchase in a convenient location close to shops, amenities and several local schools.

Hallway
Laid to solid wood flooring, stairs rising to the first floor

Storage cupboard
High level side aspect UPVC window

Kitchen
6'11" x 8'10" (main area) (2.12 x 2.70 (main area))
Modern fitted kitchen with multiple eye and base level cupboards, ample worktop space with stainless steel sink and drainer, spaces for a range style cooker (with extractor fan above) and other domestic appliances, side aspect UPVC double glazed window and external door giving access to the drive way, laid to solid wood flooring.

Dining area
12'9" x 12'5" (3.90 x 3.79)
Open plan with access from both the kitchen and living room with sliding patio doors to the rear garden

Lounge area
9'6" x 12'5" (2.91 x 3.79)
Front aspect UPVC double glazed window, built in shelving and media wall set up with feature fireplace.

Bedroom 1
13'1" x 11'0" max (4.01 x 3.37 max)
Double bedroom with front aspect UPVC double glazed window

Bedroom 2
9'2" x 11'0" max (2.8 x 3.37 max)
Double bedroom with rear aspect UPVC double glazed window

Bedroom 3
8'4" max x 9'0" (2.56 max x 2.76)
Single bedroom with front aspect UPVC double glazed window and built in storage cupboard.

Bathroom
Fully tiled modern fitted bathroom comprising of a glass corner shower cubicle, bath tub, heated towel rail, WC, wash hand basin and 2 UPVC double glazed windows to the rear and side aspect.

Garage
Spacious oversized detached single garage with light and power with an up and over garage door

Council Tax
Band B

























Outside

Front - Lawned garden enclosed by a mature hedgerow and fence, driveway for multiple cars running to the side of the property.
Rear - Elevated patio area abutting the rear of the property, enclosed by a brick and fence panelled wall, steps down to a lawned garden.

Other information

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

Broadband (estimated speeds)
Standard - 15 mbps
Superfast - 80 mbps
Ultrafast - 1800 mbps

Mobile coverage for 02 and Three are average, Vodafone is good and EE is poor.

Satellite/Fibre TV availability for BT and Sky. Virgin Media is not covered in this area.

Flood Risk
Rivers & Seas - Very Low
Surface Water – Very Low

Services
The property is supplied with mains gas, electricity and water, and mains drainage. Loft is fully insulated and boarded with access from a pull down ladder.

Legal Disclaimer

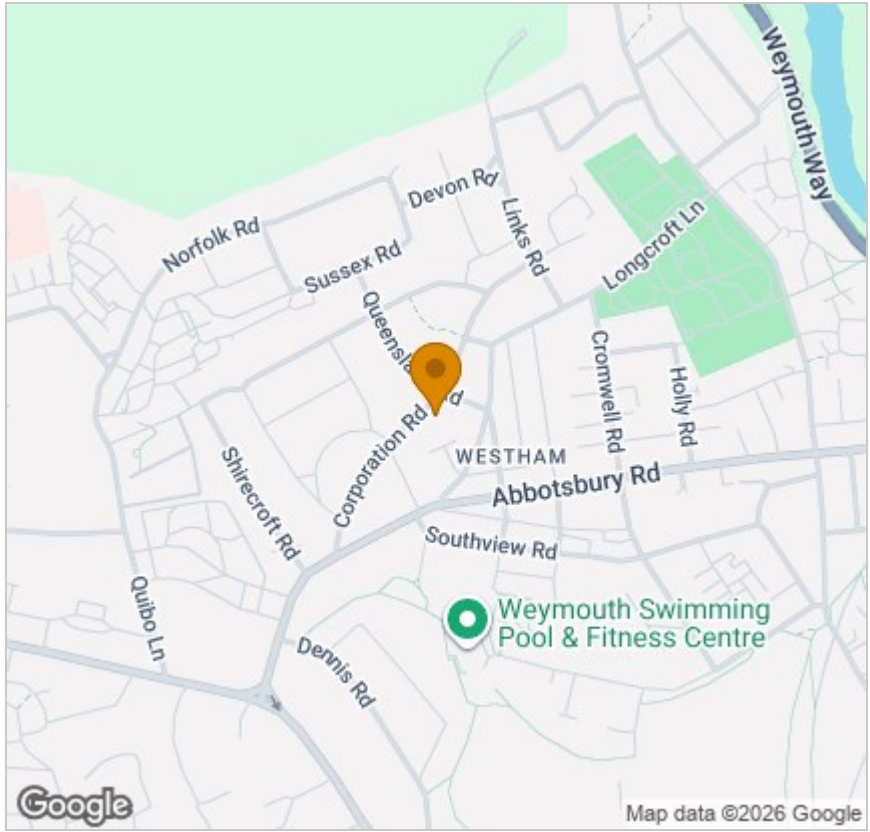
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N.B: This property belongs to a relative of a member of staff at Hull Gregson and Hull Weymouth.

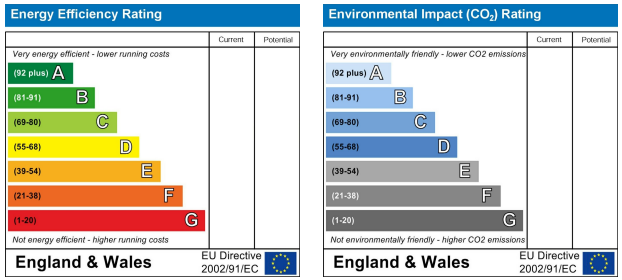
Floor Plan



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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