



28 Shirecroft Road
Weymouth, DT4 0NQ

Asking Price £220,000 Freehold



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A spacious three bedroom semi-detached house located in this convenient position close to local amenities and a short distance to the town centre. The property does need some general internal updating and would be ideal for someone to model and equip to their requirements. The property has a kitchen, cloakroom, living room and lean to on the ground floor and three bedrooms and a shower room to the first floor, UPVC windows, gas central heating, off road parking to the front with garden area, and a generous size enclosed garden to the rear. Being sold with vacant possession and no forward chain.

ENTRANCE HALL

Stairs to first floor.

LIVING ROOM

14'5" x 11'9" (4.40m x 3.60m)

Window to front, panel radiator, under stair storage cupboard, fireplace and alcoves.

KITCHEN

12'9" x 8'6" (3.90m x 2.60m)

Windows to rear, range of fitted base and wall units, sink unit with mixer tap, tiled flooring and splash backs, plumbing for washing machine and dryer, gas cooker point, space for fridge freezer, door to:

CLOAKROOM

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

LEAN TO

Doors to front and rear.

FIRST FLOOR LANDING

BEDROOM ONE

11'1" x 8'10" (3.40m x 2.70m)

Window to rear, panel radiator, and built in wardrobe.

BEDROOM TWO

11'9" x 8'2" (3.60m x 2.50m)

Window to front, panel radiator, and built in wardrobe.

BEDROOM THREE

9'2" x 6'6" (2.80m x 2m)

Window to front, panel radiator, and built in wardrobe.

SHOWER ROOM

Wet room area with wall mounted 'Mira' electric shower, low level WC, wash hand basin, tiled splash backs, and panel radiator.





OUTSIDE

Off road parking to the front, and a garden area with mature shrubs and flower beds, there is an enclosed side access to the rear garden with graveled and paved patio areas mature shrubs and trees, flower beds, 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 66 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

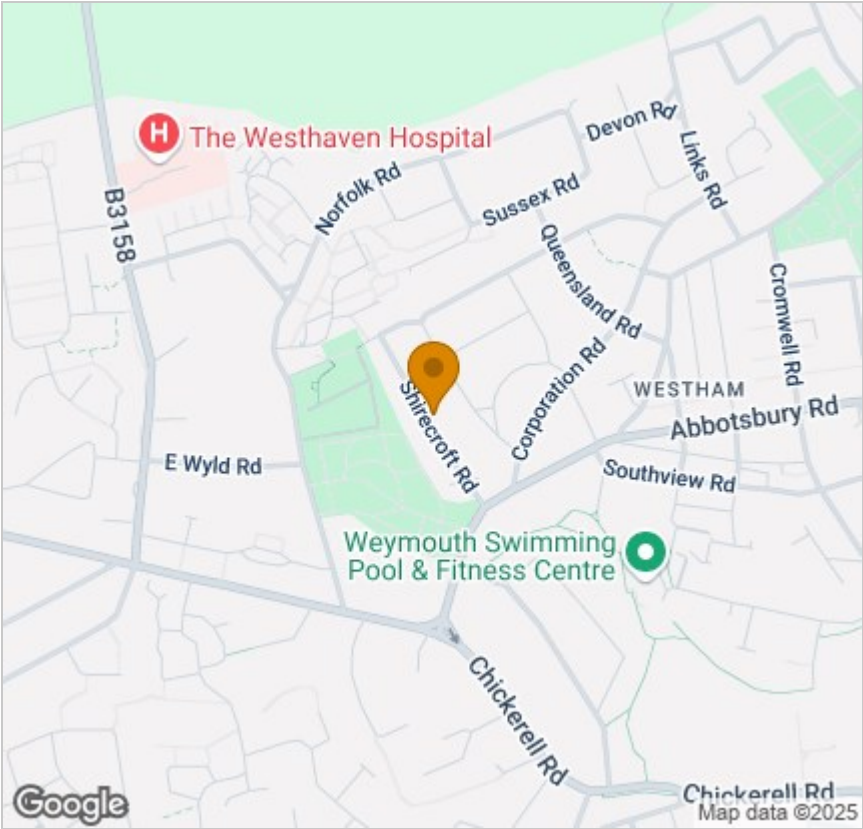


Viewing

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

