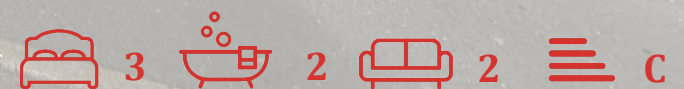




7 Stanley Street
Weymouth, DT4 7JB

Asking Price £260,000 Freehold



7 Stanley Street Weymouth, DT4 7JB

OFFERED WITH NO ONWARD CHAIN This well-presented three bedroom terraced home is ideally situated in the heart of Weymouth. This property offers versatile accommodation including a breakfast room, separate dining room, utility room and convenient downstairs shower room. Upstairs features three bedrooms and a family bathroom. Ideally positioned close to local amenities, transport links and the sea front, making this an excellent home or investment opportunity.

Porch
3'11" x 2'7" (1.2 x 0.8)
Internal Door leading to the hallway

Hallway
8'2" x 2'7" (2.5 x 0.8)
Door leading to the living room

Living Room
10'9" x 10'5" (3.3 x 3.2)
fireplace

Dining room
11'1" x 8'6" (3.4 x 2.6)
fireplace

Breakfast Room
10'2" x 4'7" (3.1 x 1.4)
patio doors leading to rear garden

Kitchen
13'5" x 8'2" (4.1 x 2.5)
Fitted with a modern kitchen comprising of a sink unit set into work tops with a range of drawers and cupboards below, four ring gas hob and electric oven, wall mounted cupboards. door leading to utility room

Utility
8'2" x 4'7" (2.5 x 1.4)
Fitted cupboards & worktop for a washing machine and dryer.

Downstairs Shower room
8'2" x 3'7" (2.5 x 1.1)
fitted with tiled shower, wash hand basin & WC

Bedroom 1
10'5" x 13'9" (3.2 x 4.2)
Bay window, chimney breast

Bedroom 2
11'1" x 8'10" (3.4 x 2.7)
chimney breast





Bedroom 3
7'2" x 5'2" (2.2 x 1.6)
loft hatch

Bathroom
8'2" x 5'2" (2.5 x 1.6)
fitted with a roll top bath, wash hand basin & WC

Outside
Decking, patio, outside storage & rear access

Parking
On street Parking

Council tax
Band B with Dorset Council

Construction
Traditionally built with rendered elevations under a pitched roof

Flood Risk
Rivers and sea very low risk and surface water
Medium risk

Phone & Broadband Signal Strength & Coverage
Vodafone & O2 signals are strong, 3 & EE are average
TV, Sky & BT are available Virgin in not available
Broadband estimated standard 15 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

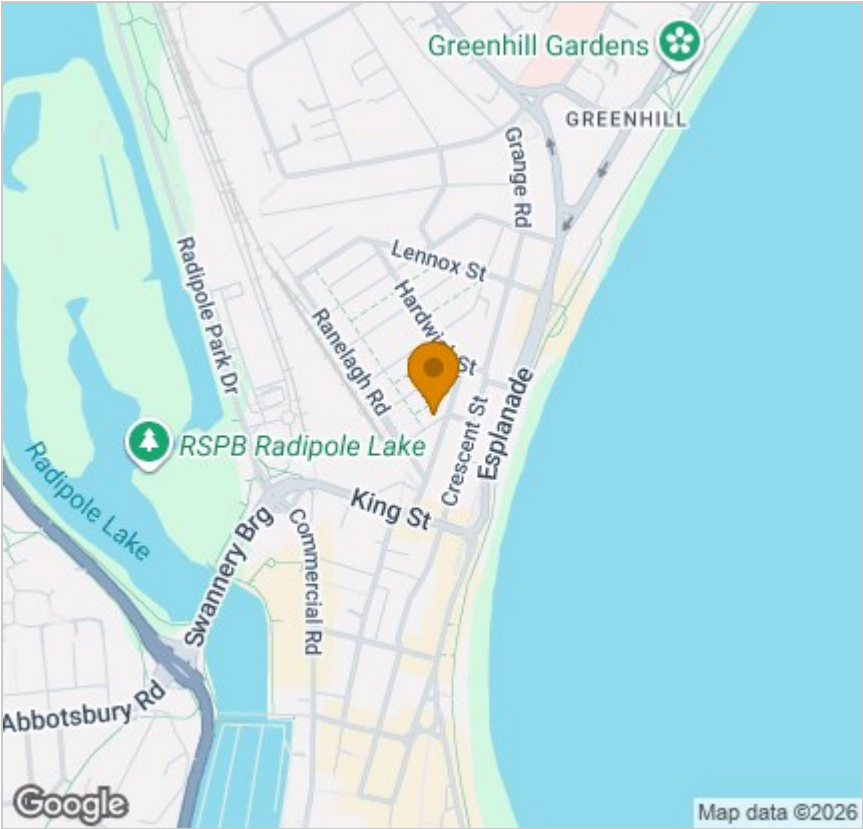


Viewing

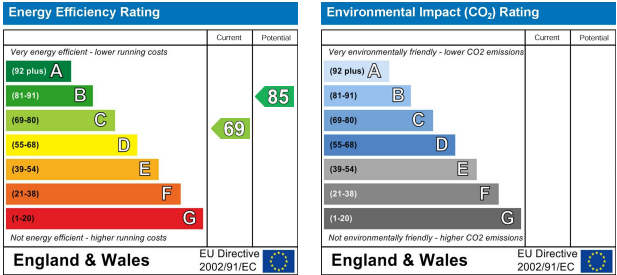
Please contact our Hull Gregson & Hull Weymouth Office on 01305 776 666 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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