



79 Goldcroft Road  
Weymouth, DT4 0EA

**Asking Price £385,000 Freehold**



## 79 Goldcroft Road

Weymouth, DT4 0EA

A spacious three bedroom detached house located in this desirable residential position of Goldcroft Road, close to the nature reserve and a short distance to the town centre. The property does require some internal updating, and has a through reception room, a dining room, fitted kitchen, large conservatory room, and a cloakroom to the ground floor, and three bedrooms, a bathroom and separate WC to the first floor level, gas central heating, UPVC double glazing, good off road parking leading to a single garage, and a generous size rear enclosed garden. The property is being sold with no forward chain.

### ENTRANCE HALL

Panel radiator.

### LIVING ROOM

20'0" x 10'9" (6.10m x 3.30m)

Double aspect room, two panel radiators, and fireplace.

### DINING ROOM

11'1" x 9'2" (3.40m x 2.80m)

Window to front, and panel radiator, and door into:

### KITCHEN

12'5" x 8'2" (3.80m x 2.50m)

Door to side, window to rear, range of base and wall units, one and a quarter bowl stainless steel sink with mixer tap, built in double oven, ceramic hob and extractor, plumbing for washing machine, space for fridge freezer, and under stair storage cupboard.

### CONSERVATORY ROOM

21'7" x 10'9" (6.60m x 3.30m)

Double aspect room, doors to rear and side, storage cupboard, and two panel radiators.

### CLOAKROOM

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

### FIRST FLOOR LANDING

Window to rear, panel radiator, and loft hatch.

### BEDROOM ONE

11'1" x 10'9" (3.40m x 3.30m)

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

### BEDROOM TWO

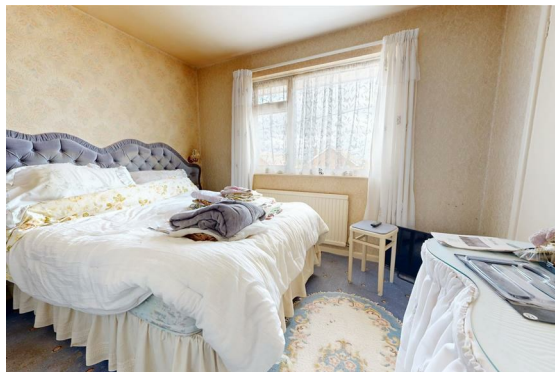
11'1" x 9'2" (3.40m x 2.80m)

Window to front, built in storage cupboard, and panel radiator.

### BEDROOM THREE

10'9" x 8'2" l'shaped (3.30m x 2.50m l'shaped)

Window to rear, built in storage cupboard and panel radiator.





### **BATHROOM**

Window to rear, panel bath with mixer and shower attachment, separate shower cubicle, wash hand basin, tiled splash backs, and panel radiator.

### **SEPERATE WC**

Window to rear, and low level WC.

### **OUTSIDE**

To the front there is good off road parking with block brick surface leading to an attached single GARAGE measuring 5.20m x 2.60m (17'0" x 8'6") with light, rear door and window. There is side access to a generous size private enclosed garden laid mainly to lawn, with mature shrubs and a storage shed.

### **COUNCIL TAX**

Band D

### **OTHER INFORMATION**

Construction

Traditional cavity wall construction with brick elevations under a tiled roof

Broadband (estimated speeds)

Standard 14 mbps

Superfast 75 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

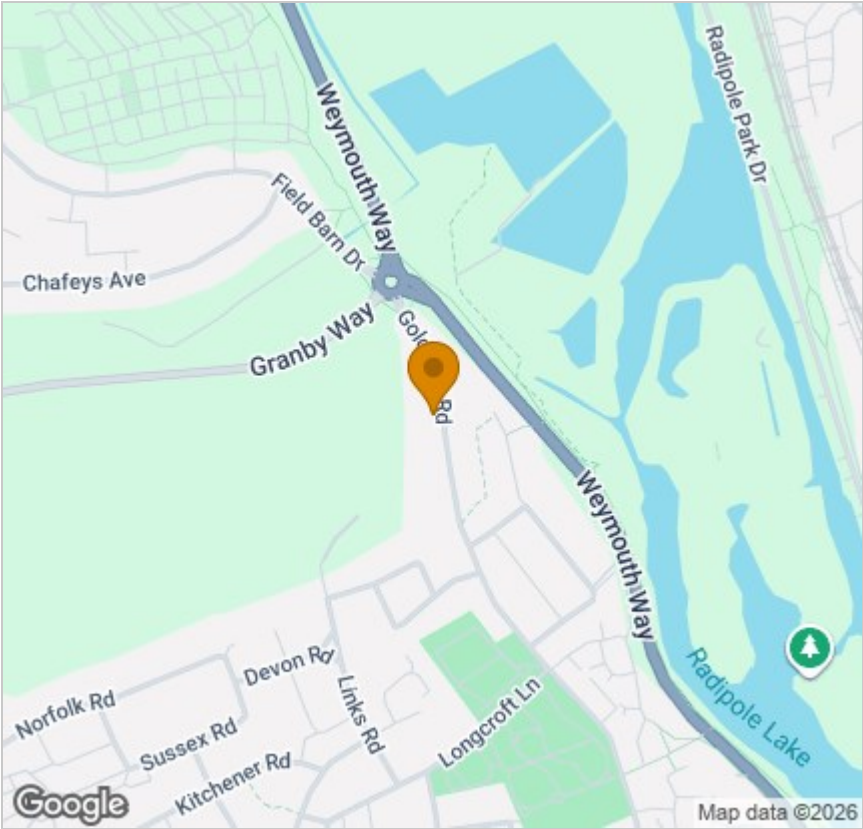


Viewing

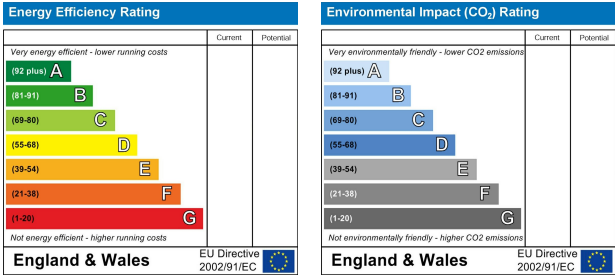
Please contact our Hull Gregson & Hull Weymouth Office on 01305 776 666 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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