Hull Gregson Hull

19 Maycroft Road

Weymouth, DT4 8LH

Asking Price £270,000 Freehold

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19 Maycroft Road
Weymouth, DT4 8LH

A newly refurbished two double bedroom character period terraced house, located in this highly convenient residential position close to the harbourside and the Town Centre. the property has a new fitted good quality kitchen and bathroom, new flooring throughout, a new gas central heating system and electrics, UPVC double glazed windows, and a private enclosed rear courtyard garden. the property is being sold with vacant possession and no forward chain.

ENTRANCE HALL
Panel radiator, wood flooring, and under stair storage cupboard.

LIVING ROOM
23'3" x 10'9" maximum measurement (7.10m x 3.30m maximum measurement)
Double aspect room with bay window to front, two panel radiators, wood flooring, fireplace, and alcoves.

KITCHEN
12'9" x 7'6" (3.90m x 2.30m)
Window and door to side, modern range of fitted storage units with solid wood working surfaces, stainless steel sink with mixer tap, built in double oven, five ring gas hob and extractor fan, plumbing for washing machine, space for fridge and freezer, wall mounted 'Alpha' boiler, panel radiator, wood flooring and door to:

CLOAK/UTILITY ROOM
Window to rear, low level WC with integrated wash hand basin and mixer tap, storage cupboard and hard wood work surface with space for a further appliance.

FIRST FLOOR LANDING
Wood flooring, alcove and loft hatch.

BEDROOM ONE
14'1" x 10'5" (4.30m x 3.20m)
Window to front, wood flooring, alcoves and panel radiator.

BEDROOM TWO
12'9" x 7'6" (3.90m x 2.30m)
Window to rear, wood flooring and panel radiator.

BATHROOM

Window to rear, new modern white suite comprising of a large glazed walk in shower unit with wall shower and tiling, panel bath with mixer tap, low level WC, wash hand basin, wood flooring, and panel radiator.

OUTSIDE

To the front there is an attractive enclosed garden area with flower beds and paving for a seating area, with outside tap and electric supply. To the rear there is a newly laid patio and hard standing area for a storage shed/ summer house, a soil area for a lawn and flower beds, outside tap and electric supply.

COUNCIL TAX

Band B

OTHER INFORMATION

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

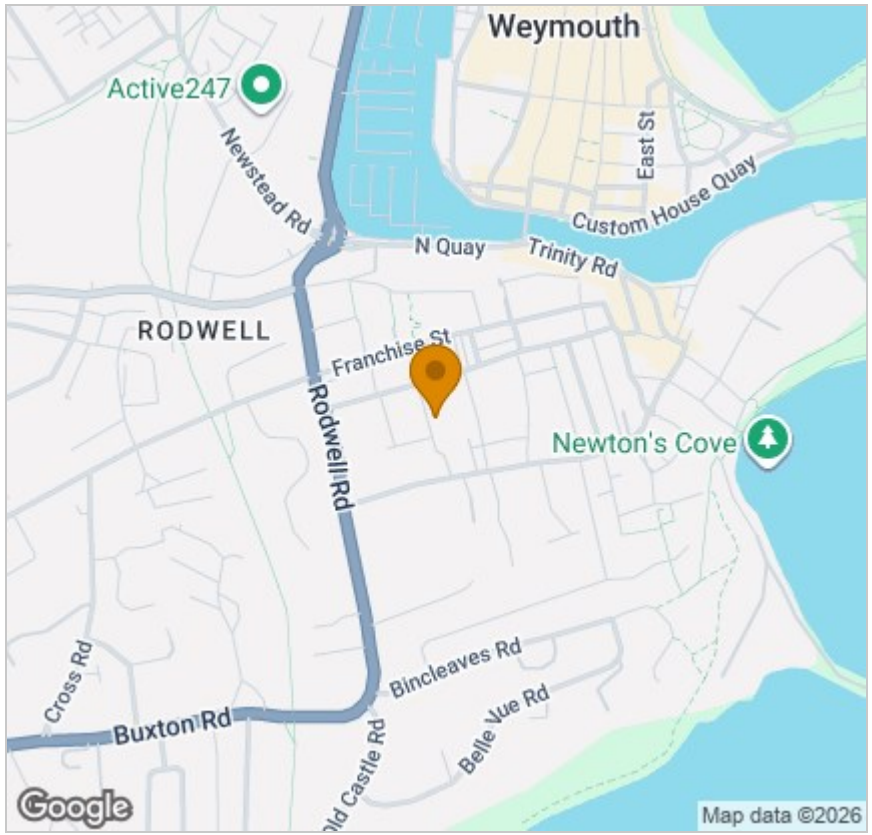
Broadband (estimated speeds)
Standard 16 mbps
Superfast 80 mbps
Any Flood Risk?
Rivers & Seas Very Low
Surface Water Very Low
Services
The property is supplied with mains gas, electricity and water, and mains drainage.

LEGAL DISCLAIMER

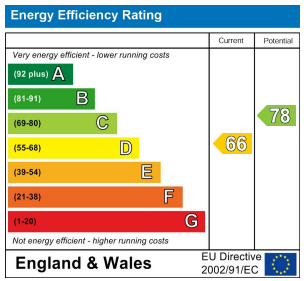
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as 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.

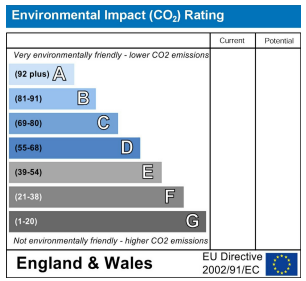
Floor Plan

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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