Hull Gregson Hull

17 Charles Street

Weymouth, DT4 7JG

Asking Price £250,000 Freehold

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Weymouth, DT4 7JG

A very spacious three bedroom three storey character terraced house, located in this highly convenient position close to the town centre, seafront and mainline station. the property has two reception rooms an large kitchen/ dining/ conservatory room, utility room and shower room to the ground floor, two bedrooms, a dressing room and bathroom to the first floor, and a bedroom to the top floor level. The property has gas central heating, and a private rear garden., being sold with no forward chain.

ENTRANCE LOBBY
Door into:

ENTRANCE HALL
Stairs to first floor, storage cupboards and panel radiator.

LIVING ROOM
11'0" x 9'10" (3.37m x 3m)
Window to front, panel radiator and storage cupboards.

SECOND RECEPTION ROOM
11'8" x 10'9" (3.58m x 3.30m)
Panel radiator, gas fire with surround, alcoves and doors to:

KITCHEN/ DINER/ CONSERVATORY ROOM
20'7" x 7'6" (6.28m x 2.30m)
Doors to rear garden, two panel radiators, range of base and wall units with working surfaces, double drainer stainless steel sink with mixer tap, tiled splash backs, gas cooker point with extractor above, space for fridge freezer, and plumbing for dish washer.

UTILITY ROOM
7'10" x 4'7" (2.40m x 1.40m)
Range of cupboards, panel radiator, and plumbing for washing machine.

SHOWER ROOM
Window to rear, glazed walk in shower cubicle, low level WC, wash hand basin, tiled splash backs and chrome heated towel rail.

FIRST FLOOR LANDING

BEDROOM ONE
15'2" x 10'11" (4.64m x 3.33m)
Bay window to front, attractive marble fireplace with tiled inset, panel radiator, and alcoves.

BEDROOM TWO
10'11" x 9'10" (3.35m x 3m)
Window to rear, cast iron fireplace, and panel radiator.

SEPERATE WC
Window to side, and low level WC.

DRESSING ROOM
7'11" x 7'8" (2.42m x 2.36m)
Window to side.

BATHROOM
Window to rear, panel bath with wall shower and screen, tiled splash backs, low level WC, wash hand basin, airing cupboard housing 'Vaillant' boiler, and panel radiator.

SECOND FLOOR LANDING
Velux window, storage cupboards and door to:

BEDROOM THREE
14'1" x 10'3" (4.30m x 3.13m)
Dormer window to rear and storage cupboards.

OUTSIDE
Eclosed rear garden with a paved patio, raised flower beds and mature shrubs, and a large storage shed/ workshop.

COUNCIL TAX
Band C

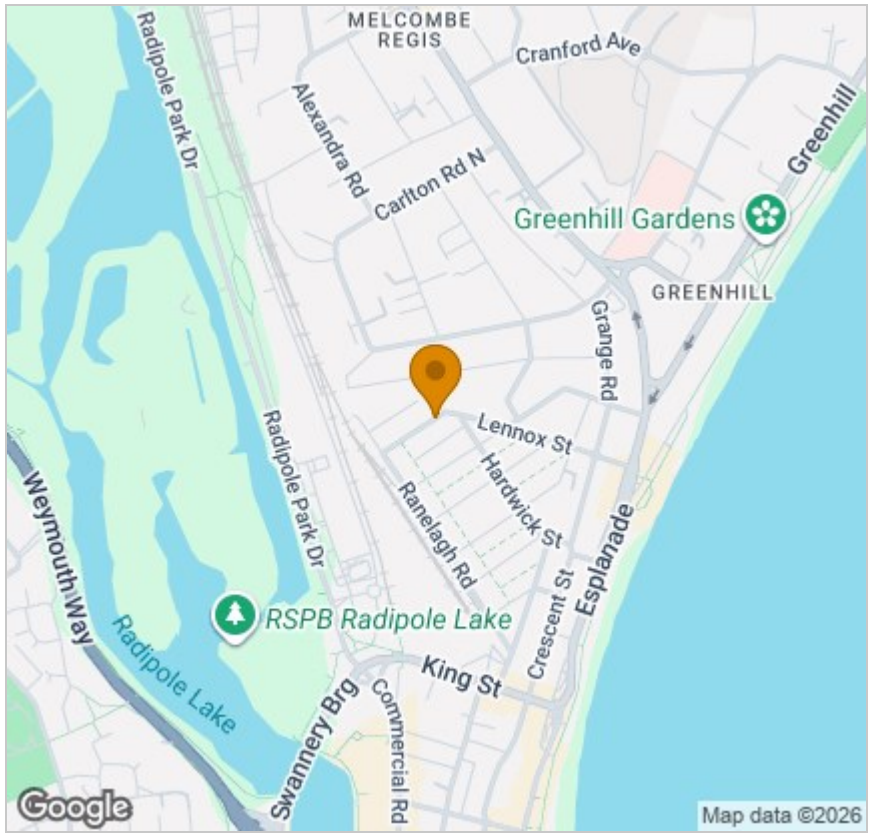
OTHER INFORMATION
Construction
Traditional cavity wall construction with brick elevations under a tiled roof

Broadband (estimated speeds)
Standard 15 mbps
Superfast 80 mbps
Ultrafast 1800 mbps
Any Flood Risk?
Rivers & Seas Very Low
Surface Water Medium
Services
The property is supplied with mains gas, electricity and water, and mains drainage.

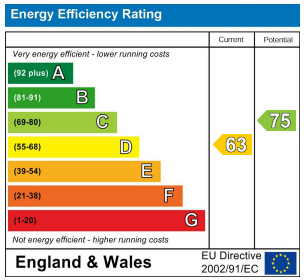
LEGAL DISCLAIMER
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection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

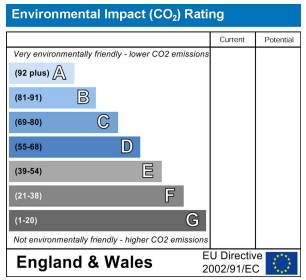
Floor Plan

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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