



25 Spring Gardens  
Weymouth, DT4 8LJ

Asking Price £225,000 Freehold

House - End Terrace





## 25 Spring Gardens, Weymouth, DT4 8LJ

A spacious two bedroom end of terraced house located in this popular cul-de-sac position close to Brewers Quay and the harbourside. The property does require some internal updating and would be ideal for someone to modernise to their own requirements. The property has a kitchen, and through living room on the ground floor and two double bedrooms on the first floor, gas central heating, UPVC double glazed windows, and a generous size rear garden, being sold vacant with no forward chain.



### ENTRANCE HALL

Storage cupboards and panel radiator.

### LIVING ROOM

18'4" x 9'6" (5.60m x 2.90m)

Double aspect room with window to front and door to garden, panel radiator and tiled fireplace with tiled surround.

### KITCHEN

9'10" x 8'2" (3 x 2.50m)

Window to side, range of fitted base and wall units with work surfaces, stainless steel sink with mixer tap, wall mounted Glow worm combi boiler, larder, and door to rear garden.

### FIRST FLOOR LANDING

Window to side and loft hatch.

### BEDROOM ONE

14'9" x 9'10" (4.50m x 3m)

Window to rear, panel radiator and storage cupboard.

### BEDROOM TWO

11'9" x 9'10" (3.60m x 3m)

Window to rear, panel radiator and double wardrobe.

### BATHROOM

Window to rear, panel bath with wall mounted shower above, wash hand basin, tiled splash backs, and panel radiator.

### SEPERATE WC

Window to rear, low level WC.

### OUTSIDE

To the front there is a hedge and side access to front door and leading to the rear garden with a very generous size additional garden plot area to the side, there is a paved patio, lawn areas mature shrubs and trees, and a brick built storage with two rooms.

### 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

Ultrafast 1800 mbps

Any Flood Risk?

Rivers & Seas Very Low

Surface Water Very Low

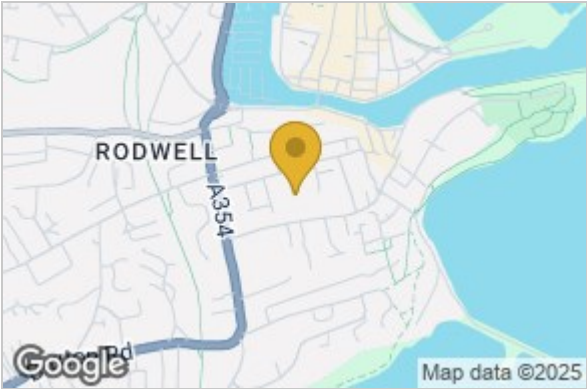
Services

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.

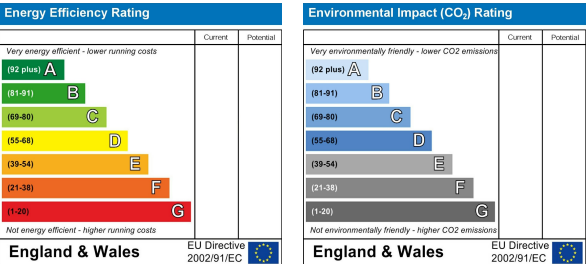
## Area Map



## Floor Plan



## Energy Efficiency Graph



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