



Plot 471 Markham Fields 45 Markham Avenue

Weymouth, DT4 0QL

£292,500 Freehold



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Plot 471Markham Fields. The property is a semi detached IRIS house type example 3D Tour & TikTok are available (plots may vary) . Comprising of a Two double bedroom house with a South West Facing rear garden and two side by side parking spaces in front. Internally there is a lounge with French Doors opening onto a full width patio & SOUTH WEST FACING rear garden, a contemporary kitchen with modern fitted kitchen supplied by Kitchen Craft with built in appliances including double oven, 4 ring gas hob and integrated dish washer plus. On the first floor are two double bedrooms plus a family bathroom. Located on Markham Fields a small but separate part of the Curtis Fields with no road access to the rest of the development. situated just within a mile from Weymouth Town Centre Harbourside and Esplanade (plots may vary). All properties come with a 10 year NHBC warranty, gas central heating, UPVC double glazed windows, Carpets & LVT flooring included (already fitted). Plot 471 is ready for occupation. N.B. There is a site service charge of £295 per annum. N.B. photos shown are of a similar property

Entrance Hall

Cloakroom

6'2" x 4'3" (1.90 x 1.30)

Wash hand basin set in to cabinet, WC with concealed cistern

Lounge

18'0" x 11'1" (5.50 x 3.40)

French doors to south west Facing patio and rear garden

Kitchen

14'1" x 7'2" (4.30 x 2.20)

Kitchen supplied can fitted by Kitchen Craft , Contemporary range of kitchen units with appliances including 4 ring gas hob, cooker hood, double oven, and dish washer, + Plumbing for washing machine and space for Fridge freezer

Landing

Airing Cupboard housing gas boiler

Bedroom 1

11'1" x 11'1" (3.40 x 3.40)

Bedroom 2

14'1" x 9'2" (4.30 x 2.80)

Bathroom

7'2" x 6'6" (2.20 x 2.00)

White suite with panel bath with shower and screen above, wash hand basin set in to cabinet, wc with concealed cistern, towel radiator





Outside

Small garden to front plus South West facing rear garden with patio across the house and the remainder to turf and with fenced surround, there is outside lighting, a water tap and power points

Parking

Two side by side parking spaces in front

Construction

The property is traditionally built with cavity walls with a brick & render elevations under a pitched roof.

The properties are built to comply with modern building regulations with mobility access

Service Charge

Site service service charge of £295 managed by Curtis Fields Management Company

Council Tax

To be assessed

Covenants

A list of the Curtis Fields Covenants is available on request

Utility Supplies

Mains gas, electricity, water and drainage connected, Water supply is metered

Phone and Broadband signal strength and coverage

Mobile phone signals are strong, Internet and broadband not yet connected so not yet assessed

Flood Risk

Awaiting assessment

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

Energy Efficiency Rating

Very energy efficient - lower running costs

Band	Current Rating	Potential Rating
A (92 plus)	85	85
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		

Not energy efficient - higher running costs

Environmental Impact (CO₂) Rating

Very environmentally friendly - lower CO₂ emissions

Band	Current Rating	Potential Rating
A (92 plus)	88	88
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		

Not environmentally friendly - higher CO₂ emissions

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