Hull
Gregson
Hull

5 Cornflower Close

Weymouth, DT3 6SZ

Asking Price £300,000 Freehold

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Weymouth, DT3 6SZ

A spacious three bedroom semi detached house located in this popular residential cul-de-sac position at Preston Downs close to good local amenities and school catchment area. The property has a modern fitted kitchen and bathroom, ground floor cloakroom, gas central heating, UPVC double glazed windows, a garage with off road parking to the side, and a private enclosed garden with attractive open views to the rear. Being sold with vacant possession and no forward chain.

ENTRANCE HALL
Laminate flooring, panel radiator, alarm key pad, door to:

CLOAKROOM
Window to front, low level WC, wash hand basin, chrome heated towel rail, laminate flooring.

KITCHEN
9'10" x 8'2" (3.00m x 2.49m)
Window to front, range of eye level base and wall units with roll top work surfaces, stainless steel sink with mixer tap, gas cooker point, plumbing for washing machine and dishwasher, space for fridge, wall mounted 'Glow Worm' boiler, laminate floor and tiled splash backs.

LIVING ROOM
4.50m x 3.30m
Windows and doors to rear, laminate flooring, and panel radiator.

DINING AREA
11'1" x 8'10" (3.40m x 2.70m)
Panel radiator, understairs cupboard and laminate flooring.

FIRST FLOOR LANDING
Loft hatch, and storage cupboard.

BEDROOM ONE
12'5" x 10'9" (3.80m x 3.30m)
Window to rear, laminate flooring, range of sliding mirrored wardrobes to one wall and panel radiator.

BEDROOM TWO
13'1" x 8'2" (4m x 2.50m)
Window to front and panel radiator.

BEDROOM THREE
9'2" x 6'6" (2.80m x 2m)
Window to front, laminate flooring and panel radiator.

BATHROOM
Window to side, white suite comprising of a curved panel bath with glazed shower screen, mixer tap and wall shower, low level WC, wash hand basin, chrome heated towel radiator, fully tiled walls and flooring.

OUTSIDE
To the front there is a garden area laid to paving and gravel with mature shrubs and planting, to the side there is generous off road parking a car charging point, an outside tap and lighting, and leading to a single garage with electric roller door, power and light and eaves storage. There is side access to the rear garden with a paved patio, a further decked patio and lawn, flower beds and borders, mature planting shrubs, a small greenhouse, and open rear country views.

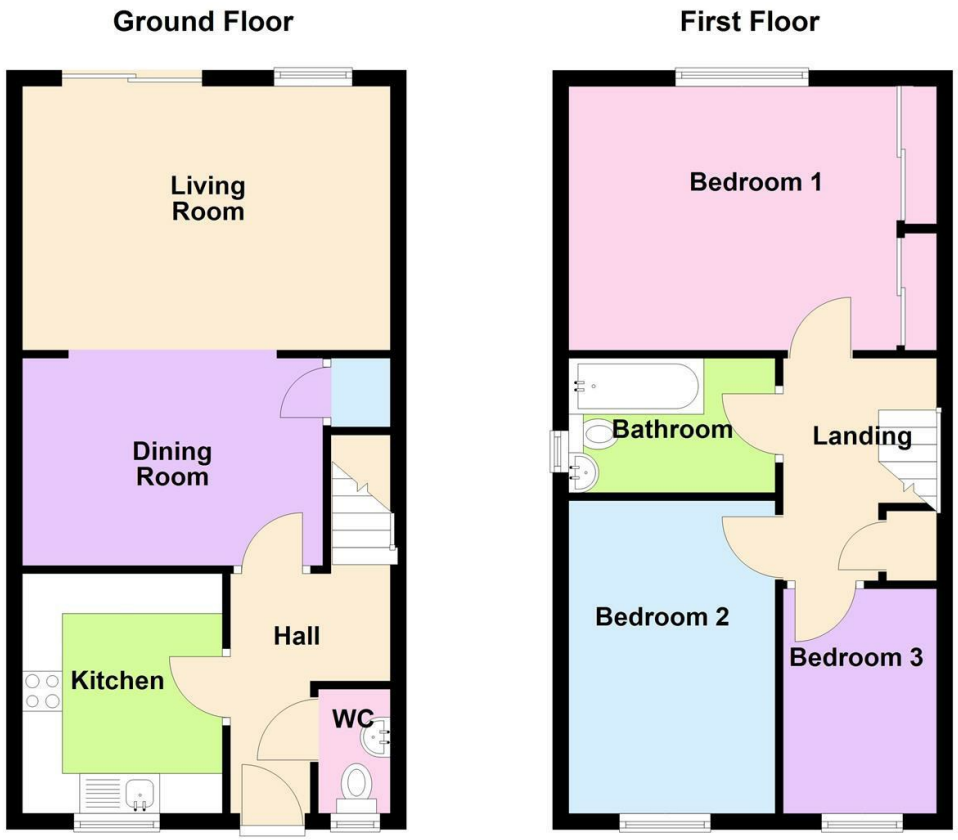
COUNCIL TAX
Band C

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 Very Low
Services
The property is supplied with mains gas, electricity and water, and mains drainage.

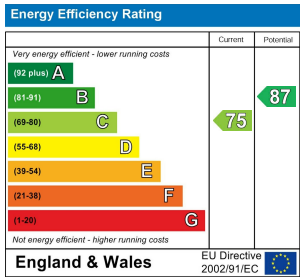
LEGAL DISCLAIMER
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection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

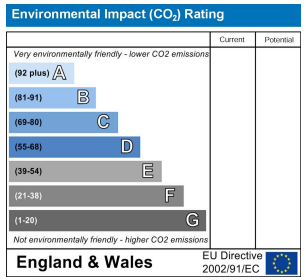
Floor Plan



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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