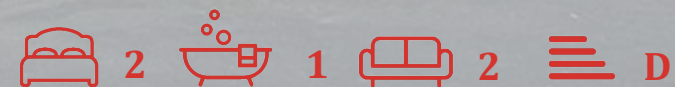




52 Newberry Road
Weymouth, DT4 8LW

Asking Price £275,000 Freehold



52 Newberry Road Weymouth, DT4 8LW

A Victorian terrace house within a short walk to Newtons Cove and Weymouth's picturesque harbour. With character features, from a beautifully tiled entrance hallway to the open fireplaces, high ceilings and large bay windows. The property has undergone some refurbishment throughout, but would require a few finishing touches to allow the new owners to stamp their mark. The ground floor comprises of a open plan living room/dining area and a spacious kitchen/breakfast room with duel access to the rear garden. The first floor offers 2 double bedrooms and a large family bathroom. This property is being offered with no onward chain.

Entrance Vestibule

Entrance to internal entrance door

Hallway

Tiled floor with stairs rising to the first floor with understairs cupboard

Living Room

10'7" x 11'9" (3.25 x 3.59)

accessed from the hallway, a large front aspect bay window with a storage window seat, fireplace and opening into dining area

Dining area

11'7" x 8'6" (3.55 x 2.60)

Access from the hallway and from the living room with rear aspect window

Kitchen/breakfast room

21'11" x 8'0" (6.70 x 2.46)

Bright and spacious with ample work top space and cupboards, gas hob with electric oven below and extractor above, spaces for domestic appliances, 2 skylight windows, double doors accessing the garden with a further external door to the side

Bedroom 1

11'9" x 14'2" (3.59 x 4.32)

Spacious double bedroom with large front aspect bay window and fireplace

Bedroom 2

11'7" x 8'6" (3.55 x 2.60)

Rear aspect window and feature fireplace





Bathroom

8'0" x 11'3" (2.46 x 3.44)

Large bathroom with rear aspect window, feature fireplace, separate bath tub and shower cubicle, hand wash bash and WC

Outside

Front - Gated entrance with brick wall surround

Rear - Split level patio garden with brick built shed/storage to the rear with rear access to Spring Lane

Council Tax

Band C

Other Information

Construction

Traditional cavity wall construction with brick elevations under a tiled roof

Broadband (estimated speeds)

Standard - 16 mbps

Superfast - 80 mbps

Ultrafast - Unknown

Flood Risk

Rivers & Seas - No Risk

Surface Water - 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 firm's 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

