Hull Gregson Hull



3 Hillbourne Road

Weymouth, DT4 9JD

Asking Price £325,000 Freehold

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A well presented 3 bedroom semi-detached family home situated in the popular residential location of Wyke. There is ample living space with a separate living room, open plan kitchen/diner and conservatory to the rear. The property is in close proximity to shops, amenities and is in the catchment area for multiple schools as well as a short walk to either Sandsfoot beach or Smallmouth beach. This lovely property boasts off road parking, generous garden with side access as well as a large garden room and storage space behind.

Porch
Internal door to the hallway

Hallway
Stairs rising to the first floor with storage cupboards underneath

Living Room
10'9" x 12'4" (3.28 x 3.77)
Front aspect UPVC double glazed bay window with radiator below

Kitchen/Diner
10'11" x 18'10" (3.33 x 5.75)
Open plan kitchen/diner with modern fitted kitchen cupboards and drawers with ample worktop space, 4 ring electric hob, eye level oven and grill, space for freestanding fridge/freezer, integral dishwasher, breakfast bar seating for 4, ample room for dining room table and chairs, Sliding doors into the conservatory and door accessing the utility area

Conservatory
Double doors into the rear garden and radiator

Utility Area
Space and plumbing for the washing machine, double external doors to the rear garden

W C
Rear aspect UPVC double glazed window, hand wash basin, Heated towel rail and WC.

Bedroom 1
10'9" x 10'2" (3.30 x 3.1)
Double bedroom with front aspect UPVC double glazed window with views over Portland and Weymouth bay, fitted wardrobes either side of the chimney stack

Bedroom 2
10'9" x 8'8" (3.29 x 2.66)
Double bedroom with rear aspect UPVC double glazed window

Bedroom 3
9'5" x 7'3" (2.89 x 2.23)
Large single bedroom with rear aspect UPVC double glazed window

Bathroom
Front aspect UPVC double glazed window, bath with shower overhead and glass screen, WC, heated towel rail and hand wash basin

























Outside
Front - Off road driveway parking for 2 cars with gate giving side access to the rear garden
Rear - Patio abutting the rear elevation with timber sleeper laid to a raised garden laid to lawn.

Garden Room/Storage
To the rear of the garden is a large garden room with light and power and double doors opening onto a composite decking. Behind the garden room is a large storage area.

Council Tax
Dorset Council Band B

Other Information
Construction
Traditional cavity wall construction with stone and render elevations under a tiled roof

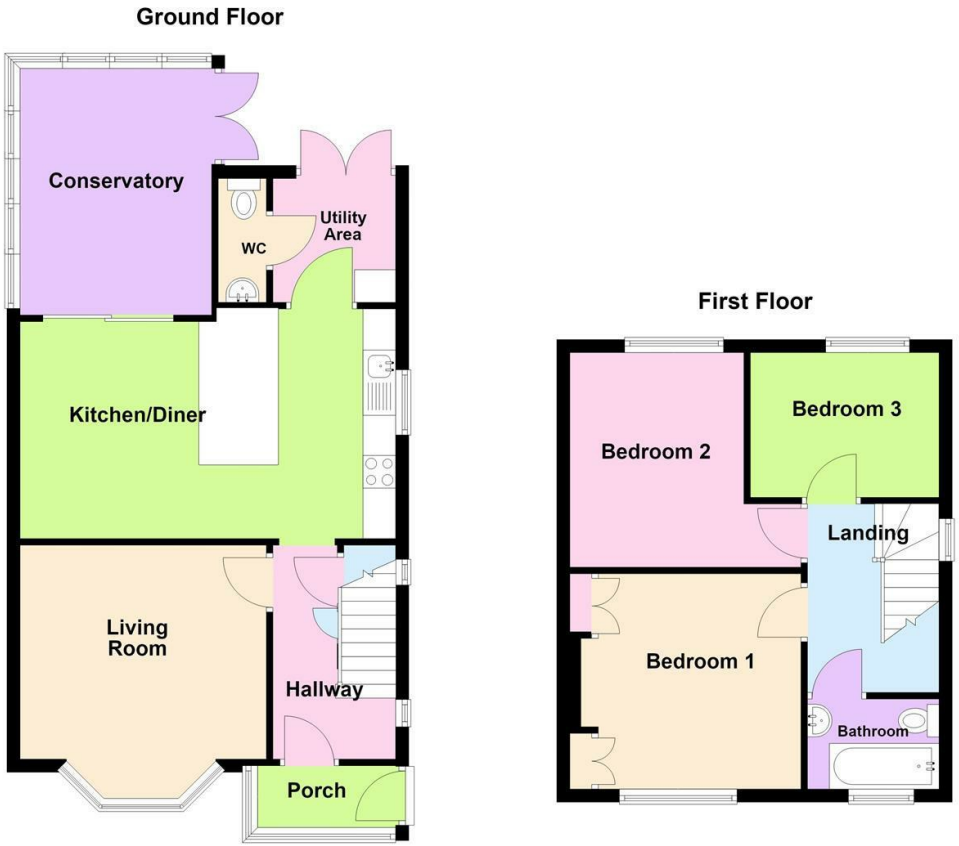
Broadband (estimated speeds)
Standard - 17 mbps
Superfast - 80 mbps
Ultrafast - 1800 mbps

Mobile coverage for 02, EE, Three and Vodafone are good.
Satellite/Fibre TV available from BT and Sky. Virgin Media is not in the area.
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.

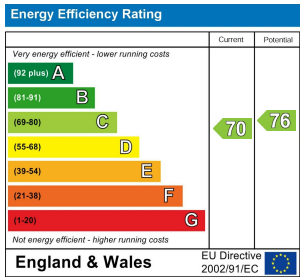
Floor Plan

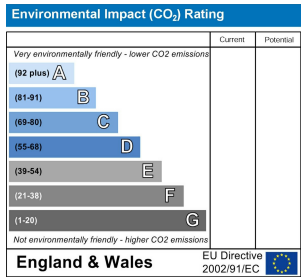


Area Map



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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35 St Thomas Street, Weymouth, DT4 8EJ
Tel: 01305 776 666 Email: property@hgh.co.uk www.hgh.co.uk