Hull Gregson Hull



1 Newberry Gardens

Weymouth, DT4 8LS

Asking Price £325,000 Freehold

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1 Newberry Gardens
Weymouth, DT4 8LS

A spacious end of terraced period property, located in this highly desirable position close to Brewers Quay and the harbourside. The property has just been modernised to a high standard with a new fitted kitchen, double length reception room to the ground floor, two bedrooms and a bathroom to the first floor level, and a very large attic room/ bedroom to the top floor. Also the property has a modern electric central heating system, UPVC double glazed windows, a enclosed rear garden, and parking to the rear.

ENTRANCE HALL
Laminate flooring, stairs, and door to:

LIVING ROOM
26'2" x 11'10" (8m x 3.63m)
Double aspect room, two wall mounted radiators, and alcoves.

KITCHEN
16'3" x 5'10" (4.97m x 1.80m)
Double aspect room, door to garden, range of newly installed modern base and wall units, stainless steel sink with mixer tap, built in electric oven, gas hob and extractor above, plumbing for washing machine, space for fridge freezer, tiled flooring and splash backs, and under stair storage cupboard.

FIRST FLOOR LANDING
With stairs to top floor.

BEDROOM ONE
13'6" x 10'5" (4.14m x 3.20m)
Window to front, wall mounted radiator, and alcoves.

BEDROOM TWO
Window to rear, wall mounted radiator, storage cupboards housing how water cylinder.

BATHROOM
Window to side, modern fitted white suite comprising of a panel bath with mixer and shower attachment, glazed screen, wash hand basin set into storage cabinet, wall mounted heated towel rail, and fully tiled walls and flooring.









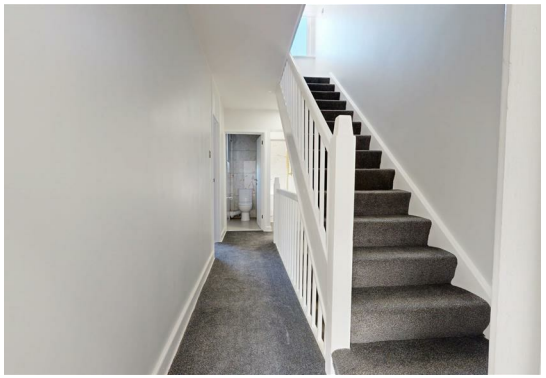
















SEPERATE WC
Window to side, low level WC, and fully tiled walls and flooring.

TOP FLOOR ATTIC/ BEDROOM
20'11" x 11'1" (6.40m x 3.40m)
L 'Shaped room, windows to rear, two wall mounted radiators, alcoves, and storage cupboard.

OUTSIDE
To the rear there is a patio area with steps up to a astro turfed area, and a further patio with mature shrubs and trees, flower bedding, and a rear gate to a parking area.

COUNCIL TAX
Band B

OTHER INFORMATION
Construction
Traditional cavity wall construction with brick elevations under a tiled roof

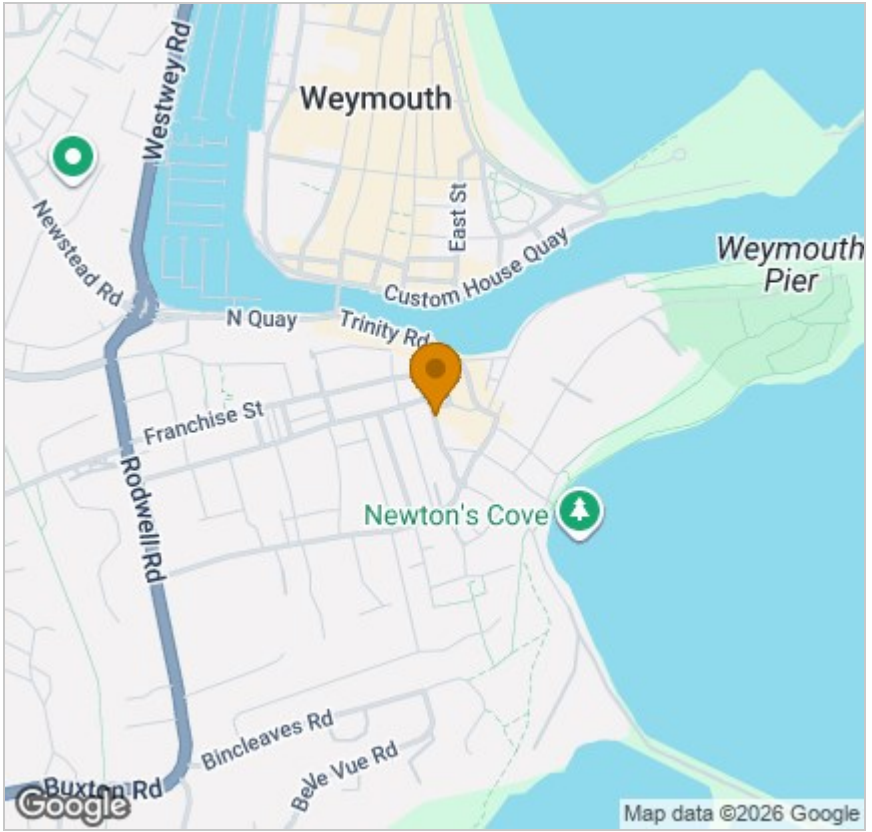
Broadband (estimated speeds)
Standard 16 mbps
Superfast 80 mbps
Ultrafast 1800 mbps
Any Flood Risk?
Rivers & Seas Very Low
Surface Water Very Low
Services
The property is supplied with mains gas, electricity and water, and mains drainage.

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.

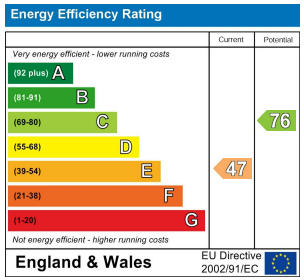
Floor Plan

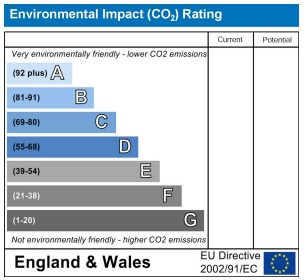


Area Map



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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