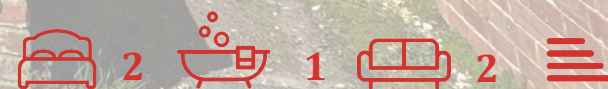




14 Ashton Road  
Weymouth, DT4 0BX

**Asking Price £270,000 Freehold**





## 14 Ashton Road Weymouth, DT4 0BX

A spacious two bedroom end of terrace house with a large loft room being arranged as the main bedroom, located in this highly convenient position close to the town centre. The property has a through reception room, a fitted kitchen/diner, a lean to with separate WC, gas central heating with a modern boiler, UPVC double glazed windows, a modern shower room, there is a small off road parking space to front, and a private enclosed rear garden.

### ENTRANCE HALL

Under stairs storage cupboard, laminate flooring and panel radiator.

### LIVING ROOM

20'11" x 9'6" max (6.40m x 2.90m max)

Double aspect room, bay window to front, and panel radiator.

### KITCHEN/DINER

17'8" x 7'10" (5.40m x 2.40m)

Double aspect, range of fitted base and wall units, space for range cooker, and fridge freezer, space for dryer, stainless steel sink with mixer tap, tiled splash backs and panel radiator, breakfast area with door to:

### LEAN TO

12'1" x 5'2" (3.70m x 1.60m)

Plumbing for washing machine, wash hand basin, door to separate WC, and stable door to garden.

### FIRST FLOOR LANDING

Panel radiator, stairs to top floor.

### BEDROOM ONE

13'1" x 9'6" (4m x 2.90m)

Bay window to front, built in wardrobes and panel radiator.

### BEDROOM TWO

10'2" x 8'10" (3.10m x 2.70m)

Window to rear, storage cupboard housing 'Worcester' boiler and panel radiator.

### BATHROOM

Window to rear, large walk in shower cubicle, low level WC, wash hand basin with storage below, chrome heated towel rail, panel radiator, splash board panel walls and spot lights.







### TOP FLOOR LOFT ROOM

14'5" x 12'9" (4.40m x 3.90m)

Windows to rear, range of fitted wardrobes, and loft storage.

### OUTSIDE

To the front there is a small off road parking space for one car, to the rear there is an attractive enclosed rear garden with lawn, patio, mature shrubs, a storage shed and side access..

### 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 1000 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

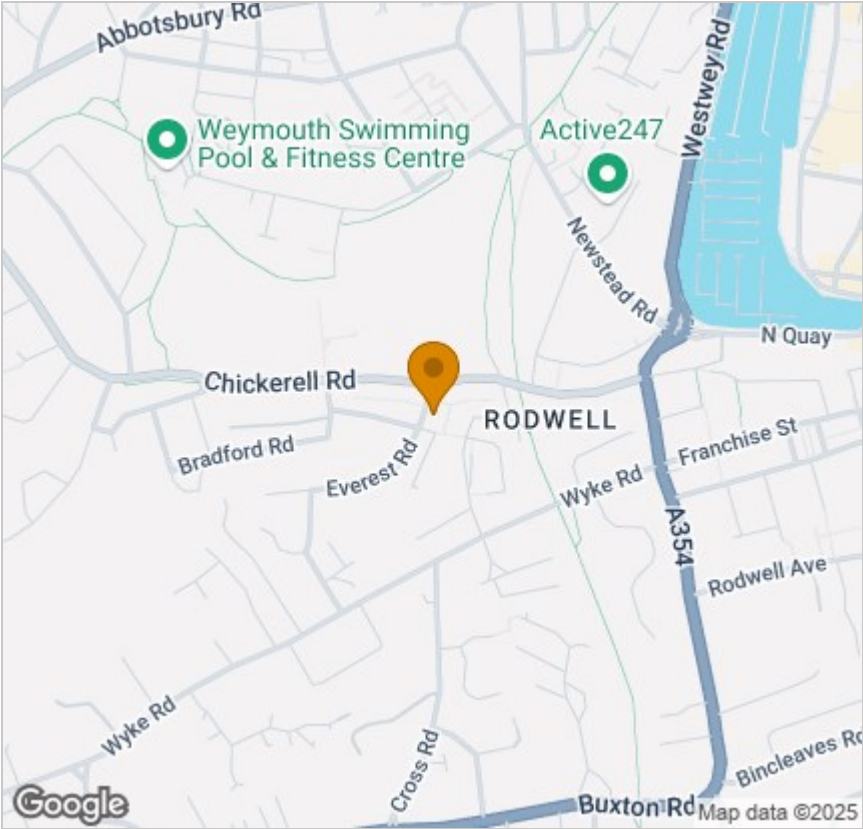


Viewing

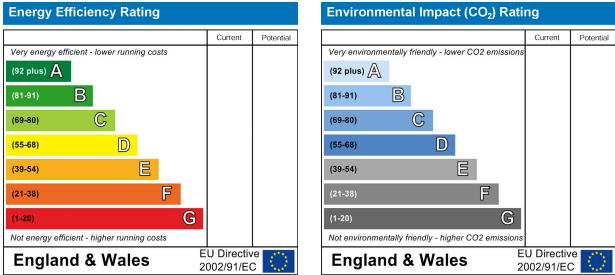
Please contact our Hull Gregson & Hull Weymouth Office on 01305 776 666 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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