Hull
Gregson
Hull

32 Newberry Road

Weymouth, DT4 8LW

£250,000 Freehold

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Weymouth, DT4 8LW

Located close to Weymouth's picturesque Harbour area, Newtons Cove, The Nothe and Weymouth Town Centre is this two / three bedroom home on the ever popular Newberry Road with an attractive mix of period homes. Internally the property is in need of general updating and offers well proportioned accommodation with an ample lounge dining room and kitchen breakfast room leading to a utility area and WC, on the first floor are two double bedrooms plus a bathroom and separate WC, there is then a steep staircase leading to the second floor where there is a bedroom 3 / loft room. To the rear is a west facing courtyard style garden with rear pedestrian access

Entrance Hall

Lounge
12'6" x 11'11" (3.83 x 3.65)
Fire place, open plan to

Dining Area
12'0" x 10'8" (3.66 x 3.27)

Kitchen Breakfast Room
17'7" x 8'3" (5.38 x 2.52)
Sink unit set into worktop with drawers and cupboards below wall mounted cupboards, space for washing machine and fridge freezer

Utility Area
12'0" x 7'3" (3.68 x 2.23)
Door to rear garden

WC
WC

Landing
Door to steep staircase to second floor

Bedroom 1
16'0" x 12'0" (4.89 x 3.68)

Bedroom 2
12'0" x 10'9" (3.67 x 3.28)

Bathroom
Fitted with bath shower and wash hand basin, cupboard housing gas boiler

Seperate WC
With WC

Bedroom 3 / Loft Room
16'0" x 15'4" (4.90 x 4.68)
Accessed by a steep staircase

Outside
Small garden to the front, to the rear is a small west facing courtyard style garden with two timber sheds and a further storage shed rear pedestrian access

Parking
There is no off road parking included with this property

Council Tax
Band B with Dorset Council

Utility Supplies
Mains gas electric water & drainage

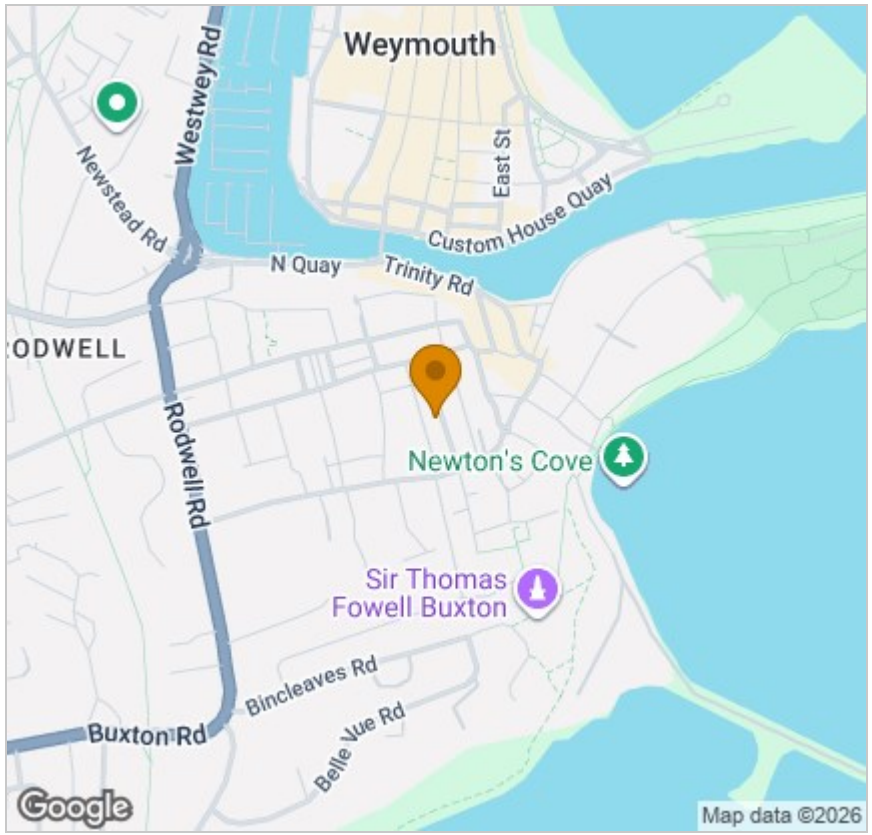
Flood Risk
Very low risk from rivers, sea or surface water

Phone and Broadband signal strength and coverage
Mobile phone signal strong O2 & Vodafone, and average for 3 & EE
Sky & BT tv is available, Virgin tv is not available
Broadband speeds standard 16 mbps Superfast 80 mbps, ultra fast1800 mbps

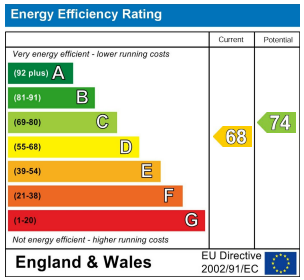
Legal Disclaimer
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection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

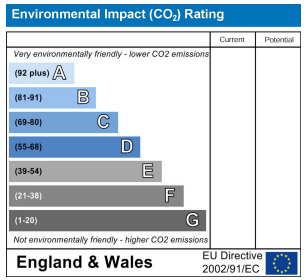
Floor Plan

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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