



15 Khartoum Road  
Weymouth, DT4 9LG

**Asking Price £240,000 Freehold**



## 15 Khartoum Road

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Nestled in the residential area of Rodwell, this delightful 1930's terraced house presents an ideal opportunity for first-time buyers. With three well-proportioned bedrooms, there is ample space for a growing family or for those seeking a home office. Just a short stroll away, you will find the picturesque Sandsfoot Castle and Castle Cove Beach. Additionally, the area boasts a variety of shops and amenities, with a close proximity to a children's nursery and primary school, making this home an excellent choice for those with young children.

### Entrance Hall

Access to the living room and kitchen/diner with stairs rising to the first floor. Understairs space for storage of coats and shoes.

### Living Room

11'8" x 10'5" (3.58 x 3.2)

Cosy living room with feature fireplace and large front aspect UPVC double glazed window

### Kitchen/Diner

15'3" x 14'9" (4.65m x 4.50m)

Large open plan kitchen/diner with U-shaped fitted kitchen, a range of eye and base level cupboards, ample worktop space with built in electric cooker and oven, space and plumbing for freestanding dishwasher with sink and drainer above, tiled splashback surround and a rear aspect UPVC double glazed window. There is space for a dining table and chairs and access to the separate utility area.

### Utility area

Worktop space on both sides, sink with drainer with space and plumbing for washing machine below, side aspect UPVC double glazed window, large storage cupboard and external door to the rear garden as well as access to the family bathroom.

### Bathroom

Bath with shower overhead, hand wash basin, WC, heated towel rail and side aspect UPVC double glazed window.

### Bedroom 1

11'8" x 14'9" max (3.58 x 4.50 max)

Irregular shaped double bedroom with front aspect UPVC double glazed window and feature fireplace

### Bedroom 2

11'7" x 8'7" (3.55 x 2.62)

Double bedroom with rear aspect UPVC double glazed window







### Bedroom 3

14'7" x 7'1" max (4.45m x 2.18m max)

Rear aspect UPVC double glazed window and feature fireplace

### Outside

The rear garden offers a decked seating area, stepping down to a enclosed lawned garden

### Council Tax

Band B

### Other Information

Construction

Traditional cavity wall construction with brick elevations under a tiled roof

Broadband (estimated speeds)

Standard - 14 mbps

Superfast - 80 mbps

Ultrafast - 1800 mbps

Flood Risk

Rivers & Seas - Very Low

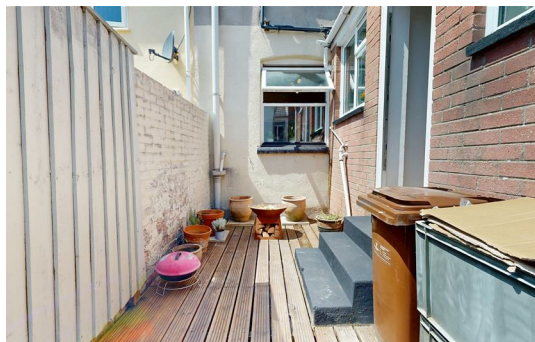
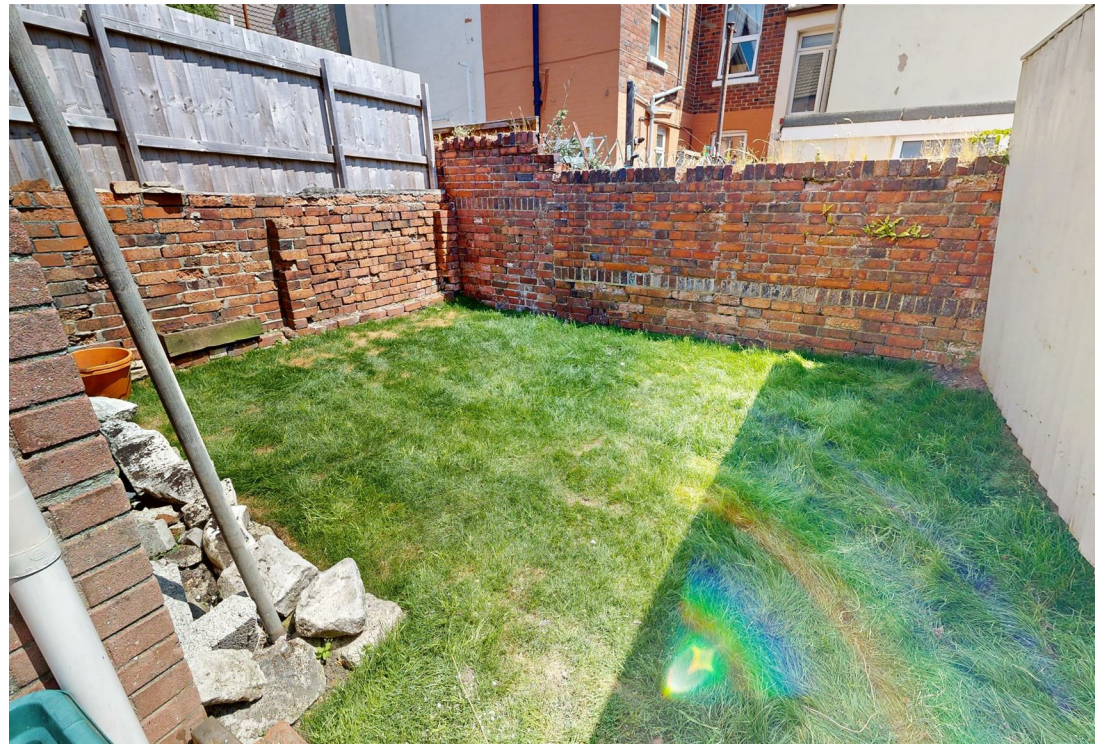
Surface Water - Very Low

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

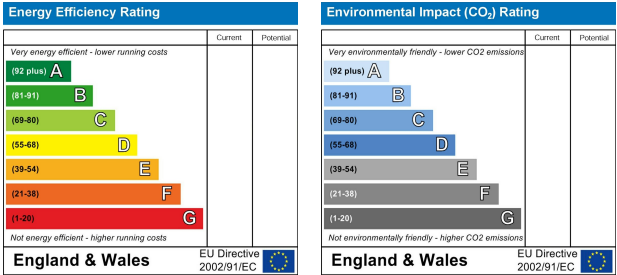
Please contact our Hull Gregson & Hull Weymouth Office on 01305 776 666 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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