Hull Gregson Hull



58 Goldcroft Road

Weymouth, DT4 0EB

Asking Price £375,000 Freehold

2 2 2 D

58 Goldcroft Road
Weymouth, DT4 0EB

An immaculately presented 2 bedroom detached bungalow in a popular residential location on Goldcroft Road. This lovely property has been stylishly decorated throughout, offering 2 double bedrooms, master ensuite, separate shower room, living room and a modern fitted kitchen. As well a driveway parking for two vehicles at the front, there is also a garage to to the rear with right of way access and a generous sized garden laid to patio and lawn. Viewings are highly recommended to appreciate the charm of this turn key property.

Entrance Porch
UPVC double glazed with internal door to the hallway

Hallway

Living Room
12'1" x 9'2" (3.7 x 2.8)
Front aspect UPVC double glazed window.

Bedroom 1
11'5" x 10'11" (3.5 x 3.34)
Rear aspect UPVC double glazed window, double bedroom with built in wardrobe storage and access to master ensuite

Master Ensuite
8'6" x 5'10" (2.6 x 1.8)
Dual aspect UPVC double glazed windows, freestanding bath with mixer tap and shower wand, vanity sink, heated towel rail and WC.

Bedroom 2
12'9" x 11'1" (3.9 x 3.4)
Front aspect UPVC double glazed window, double bedroom with exposed wooden flooring

Shower Room
8'6" x 4'7" (2.6 x 1.4)
Partially tiled wet room with glass shower enclosure, vanity unit with sink, heated towel rail, WC and rear aspect UPVC double glazed window.

Kitchen
7'6" x 11'9" (2.3 x 3.6)
Modern fitted kitchen with ample worktop space and breakfast bar, a range of eye and base level cupboards, composite 1 and quarter sink with drainer, spaces for freestanding washing machine and range style cooker, integral fridge/freezer and external door giving access to the rear garden.





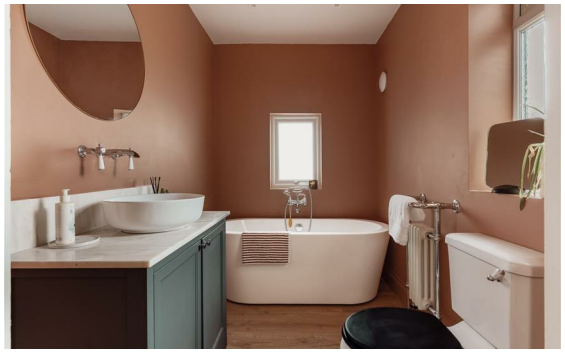




















Outside

Front - Block paved driveway providing parking for 2 vehicles with a side gate giving access to the rear garden.
Rear - Patio laid to the rear elevation with access from the kitchen, lawned garden with footpath leading to hardstanding and a garage

Garage

Large single garage with light and power and access

Council Tax

Dorset Council Band C

Other Information

Construction
Traditional cavity wall construction with stone faced 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.

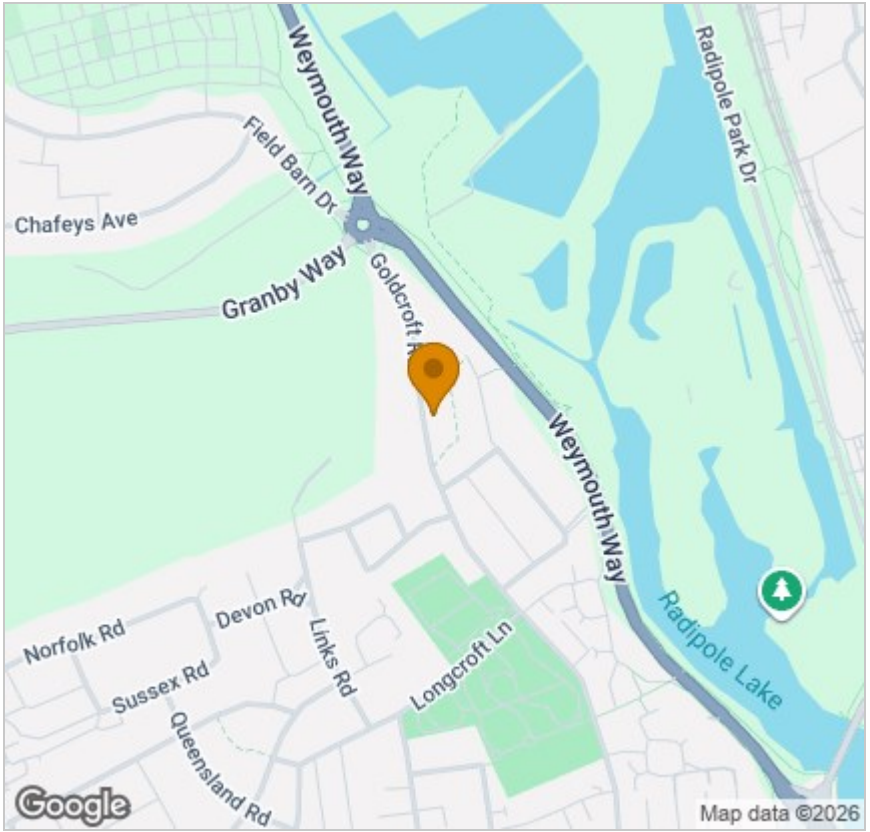
Legal Discalmer

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.

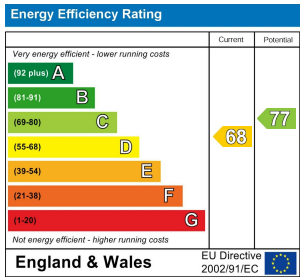
Floor Plan

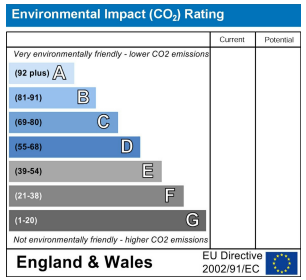


Area Map



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.

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.

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