



33 Connaught Gardens  
Weymouth, DT4 9PD

**Price Guide £425,000 Freehold**

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## 33 Connaught Gardens Weymouth, DT4 9PD

A spacious three bedroom detached bungalow, located in this desirable cul-de-sac residential position at Rodwell. The property has a fitted kitchen, separate utility room, bathroom and separate cloakroom, gas central heating, UPVC double glazed windows and a large conservatory, a single garage with off road parking, and attractive surrounding gardens, being sold with vacant possession and no forward chain. Must be viewed.

### ENTRANCE HALL

Storage cupboard

### SEPARATE CLOAKROOM

Window to side, low level WC, wash hand basin, and panel radiator.

### UTILITY ROOM

8'4" x 5'6" (2.55m x 1.69m)

Window to front, storage cupboards, work surfaces, and plumbing for washing machine.

### KITCHEN

9'1" x 8'4" (2.77m x 2.55m)

Double aspect room, range of fitted base and wall units with roll top work surfaces, built in oven with gas hob and extractor, one and a quarter bowl sink with mixer tap, plumbing for dish washer, and space for fridge and freezer

### LIVING ROOM

20'4" x 12'8" (6.20m x 3.88m)

Two sets of doors to rear, gas fire, and panel radiator.

### CONSERVATORY

15'5" x 8'2" (4.71m x 2.49m)

Triple aspect room, laminate flooring, wall light and doors to garden,

### INNER HALLWAY

Airing cupboard, and loft hatch.

### BEDROOM ONE

14'2" x 9'5" (4.33m x 2.88m)

Double aspect room, panel radiator, range of fitted wardrobes and storage cupboards.

### BEDROOM TWO

11'8" x 9'5" (3.56m x 2.88m)

Window to front, and panel radiator.

### BEDROOM THREE

8'8" x 8'4" (2.65m x 2.55m)

Window to front, and panel radiator.

### BATHROOM

Window to rear, panel bath, wash hand basin, low level WC, chrome heated towel rail, and panel radiator.





### **OUTSIDE**

To the side of the property is good off road parking leading to a single GARAGE measuring 5.64m x 3.05m (18'6" x 10'0") with up and over door, power and light with eaves storage and door to side to rear garden with a generous size lawn area, paved patio, mature shrubs and trees, flower beds, and storage shed with power. There is also additional parking to the front of the property.

### **COUNCIL TAX**

Band D

### **OTHER INFORMATION**

Construction

Traditional cavity wall construction with brick elevations under a tiled roof

Broadband (estimated speeds)

Standard 15 mbps

Superfast 65 mbps

Flood Risk Very Low

Services

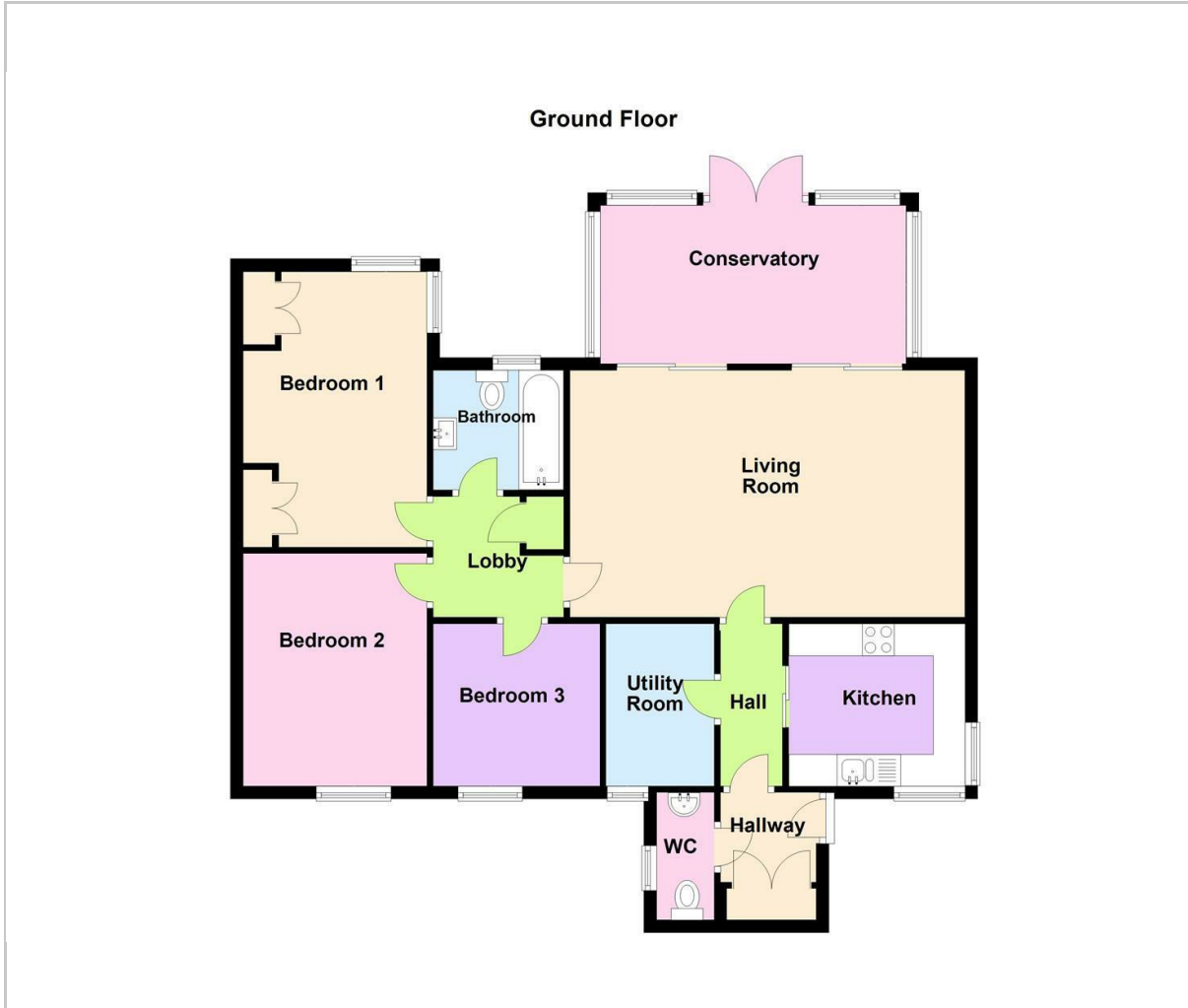
The property is supplied with mains gas, electricity and water, and mains drainage.

### **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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



## Floor Plan



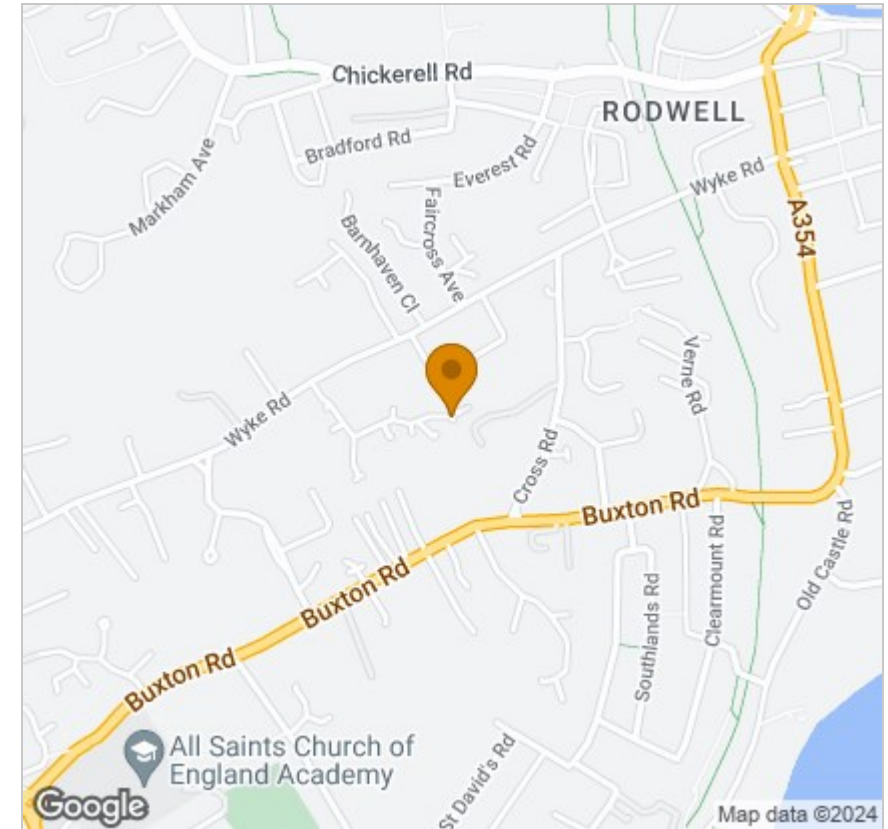
## Viewing

**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

