



17 East Field Road
Weymouth, DT4 0TT

Asking Price £325,000 Freehold

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A lovely Two Double Bedroom Detached House located on East Field Road part of the popular Curtis Fields Development with excellent local amenities close by. A well located house on the edge of the Curtis Fields development overlooking one the the ponds from a bay window to the side. Internally the accommodation is spacious and well proportioned and benefits from a contemporary fitted kitchen with Double Oven Gas Hob and integrated Dish Washer included, there is also Gas Central Heating UPVC Double Glazed Windows and a Ground Floor WC plus to the rear is an enclosed garden and two side by side parking spaces to the front. Weymouth Town Centre and Harbour area are just over a mile away. Curtis Fields service Charge £172 per annum

Entrance Hall

Panel radiator, stairs to first floor.

Cloakroom

Window to front, comprising low level WC & wash hand basin, and electric fuse board.

Lounge

17'7" x 10'9" (5.38 x 3.28)

Bay window to side, French doors on to rear garden, and panel radiator.

Kitchen Breakfast Room

11'1" x 11'10" (3.38 x 3.63)

Contemporary range of kitchen units comprising sink unit set into worktop with drawers and cupboards below, wall mounted cupboards, 4 ring gas hob, electric double oven below, one and a half bowl stainless steel sink with mixer tap, space for washing machine and fridge freezer, panel radiator, door to under stairs storage cupboard and door to rear garden.

Landing

Cupboard housing gas boiler and storage, panel radiator, loft hatch with ladder, and light.

Bedroom 1

10'11" x 10'10" (3.35 x 3.31)

Window to front, built in wardrobe, and panel radiator.

Bedroom 2

14'6" x 8'9" (4.44 x 2.69)

Window to front, and panel radiator.

Shower Room

Fitted with modern white three piece bathroom suite comprising a large walk in shower, wash hand basin set in to cabinet, low level WC, shaver point, and tiled splash backs.





Outside

Parking for 2 cars to the front and small garden area. Enclosed garden to the rear laid to patio, timber Shed with power, side pedestrian access via a wooden lockable gate, there are also solar panels.

Service Charge

Curtis Fields has an annual service charge for maintaining communal areas currently £172 per annum

Other Information

Construction

Traditional cavity wall construction with brick elevations under a tiled roof

Broadband (estimated speeds)

Standard 9 mbps

Superfast 67 mbps

Ultrafast 1000 mbps

Flood Risk

Rivers & Seas Very Low

Surface Water 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



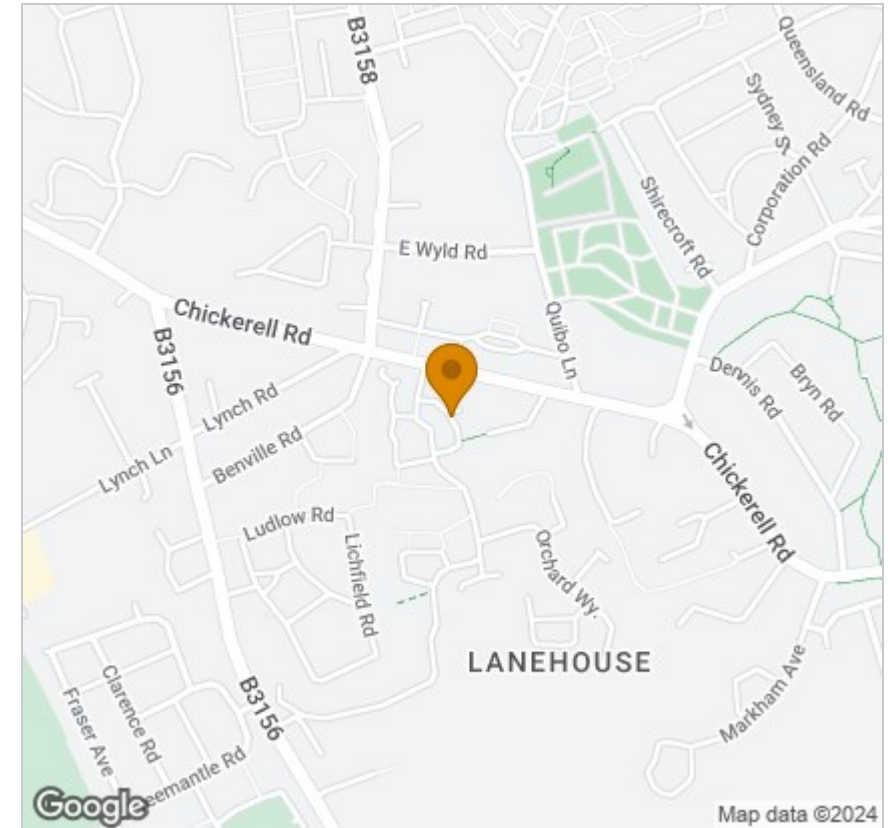
Viewing

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

