



53 Newstead Road
Weymouth, DT4 0AS

Asking Price £247,500 Freehold

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A Well presented character 3-bedroom terraced house, located in the picturesque coastal town of Weymouth, offers a perfect blend of comfort and convenience. Ideal for FIRST TIME BUYERS or INVESTMENT PURCHASE, the property is situated in a Convenient neighbourhood yet is within easy reach of local amenities and transport links. This Property has been well maintained throughout and this home would make an ideal first step onto the property ladder. . this property has a modern fitted kitchen and shower room, Gas Central Heating and UPVC Double Glazed Windows.

Entrance Porch

3'11" x 2'7" (1.2 x 0.8)

Entrance Hall

8'10" x 2'11" (2.70 x 0.90)

Living/Dining Room

20'0" x 10'3" (6.1 x 3.14)

Bay Window, Fireplace and Double Doors to Kitchen

Kitchen

13'11" x 6'10" (4.26 x 2.1)

A modern Fitted kitchen Gas Hob and fitted electric oven with oven hood above. Ample eye and base level cupboards with work top space, stainless steel sink with mixer tap. Spaces for a washing machine, tumble Drier and fridge freezer.

Door leading to Shower room and Garden.

Shower Room

6'6" x 4'11" (2.0 x 1.5)

White suite comprising a walk in shower cubicle with glass glazed screen, wash hand basin and WC, airing cupboard

Landing

Bedroom 1

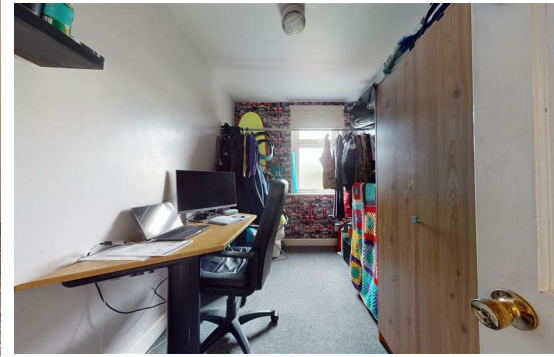
14'1" x 9'10" (4.3 x 3.0)

Bay Window

Bedroom 2

9'10" x 8'6" (3.0 x 2.6)





Bedroom 3
10'2" x 6'6" (3.1 x 2.0)

Garden

Enclosed rear garden, predominantly laid to lawn with a hard wood decking area abutting the rear of the property. Also there is a brick built shed.

Council Tax

Band B with Dorset Council

Other Information

Broadband (estimated speeds)

Standard Unknown

Superfast Unknown

Ultrafast Unknown

Flood Risk

Rivers & Seas No Risk

Surface Water Medium

Services

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

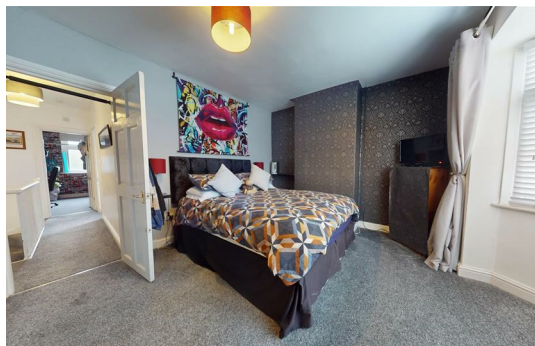
Legal Disclaimer

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.

Construction

Traditional cavity wall construction with tiled roof



Floor Plan

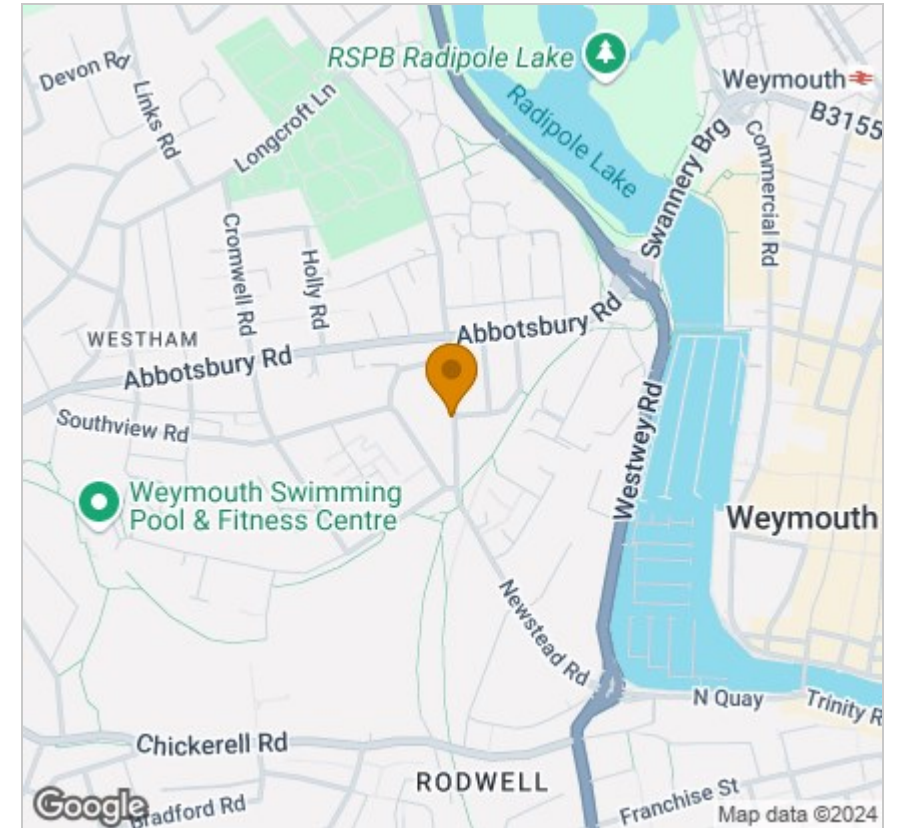


Viewing

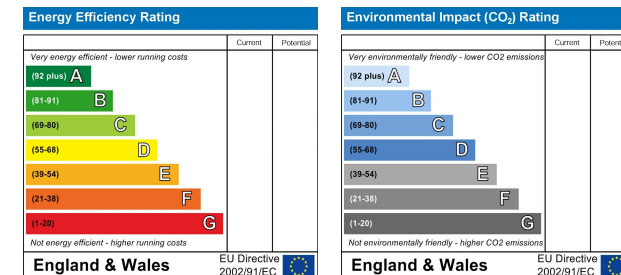
Please contact our Hull Gregson & Hull Weymouth Office on 01305 776 666 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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