



4 Mitchell Street  
Weymouth, DT4 8BT

Asking Price £295,000 Freehold

House - Townhouse



## 4 Mitchell Street, Weymouth, DT4 8BT

A three bedroom, three storey character terraced house located within the town centre close to the Harbourside. The property has two reception rooms, and a kitchen to the ground floor, two bedrooms and a bathroom to the first floor, and a bedroom to the top floor level. The property does require some internal updating and has UPVC double glazed windows, a rear courtyard garden and outside WC. Being sold with no forward chain, must be viewed.



### ENTRANCE HALL

### LIVING ROOM

11'9" x 10'2" (3.60m x 3.10m)  
Window to front, and alcoves.

### DINING ROOM

15'1" x 10'2" (4.60m x 3.10m)  
Window to rear, alcoves, picture rail and under stair storage cupboard and stairs to first floor.

### KITCHEN

10'2" x 7'2" (3.10m x 2.20m)  
Window and door to side, range of fitted storage cupboards, tiled splash backs, stainless steel sink unit with mixer tap, electric cooker point, space for fridge and washing machine.

### FIRST FLOOR LANDING

Door with stairs to top floor.

### BEDROOM ONE

15'1" x 10'2" (4.60m x 3.10m)  
Bay window to front, fireplace and alcoves.

### BEDROOM TWO

10'2" x 9'10" (3.10m x 3m)  
Window to rear, and storage cupboard.

### BATHROOM

Window to side, panel bath, low level WC, wash hand basin, walk in shower cubicle, and storage cupboard housing hot water tank.

### SECOND FLOOR BEDROOM THREE

15'1" x 13'9" (4.60m x 4.20m)  
Window to front, and storage cupboards.

### OUTSIDE

private enclosed rear courtyard and out side WC.

### COUNCIL TAX

Band C



### OTHER INFORMATION

Construction

Traditional cavity wall construction with brick elevations under a tiled roof

Broadband (estimated speeds)

Standard 18 mbps

Superfast 80 mbps

Flood Risk

Rivers & Seas No Risk

Surface Very Low

Services

The property is supplied with mains 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.

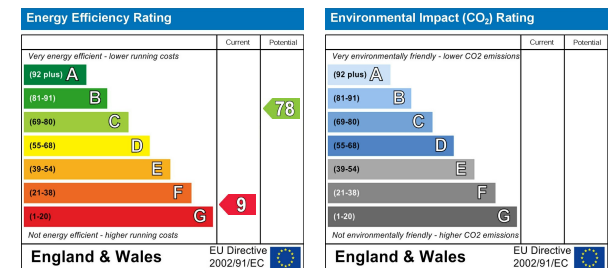
## Area Map



## Floor Plan



## Energy Efficiency Graph



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