



29

29 Hillbourne Road
Weymouth, DT4 9JD

Asking Price £299,950 Freehold



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A three bedroom spacious semi-detached house located in this popular residential position at Wyke Regis. The property does require some updating and has a through lounge, conservatory, kitchen and cloakroom to the ground floor, a modern fitted shower room and three bedrooms to the first floor, UPVC double glazed windows, electric heating, off road parking, and a generous size rear garden, being sold with no forward chain.

ENTRANCE PORCH

Triple aspect, tiled floor and door to:

ENTRANCE HALL

Window to side, wall heater, and under stair alcove.

LIVING ROOM

21'11" x 10'5" (6.70m x 3.20m)

Bay window to front, two wall mounted heaters, alcoves and door to:

CONSERVATORY

10'2" x 7'2" (3.10m x 2.20m)

Double aspect, tiled floor, and door to garden.

KITCHEN

11'9" x 7'2" (3.60m x 2.20m)

Window to side, range of storage cupboards, stainless steel sink with mixer tap, electric cooker point, plumbing for washing machine, space for fridge, door to:

LOBBY

Doors to larder and lean to.

CLOAKROOM

Window to rear, low level WC, tiled walls.

LEAN TO:

16'8" x 2'11" (5.10m x 0.9m)

Windows to front and rear.

FIRST FLOOR LANDING

Window to side, and loft hatch.

BEDROOM ONE

10'2" x 9'10" (3.10m x 3m)

Window to front, and built in wardrobes.

BEDROOM TWO

10'9" x 10'5" (3.30m x 3.20m)

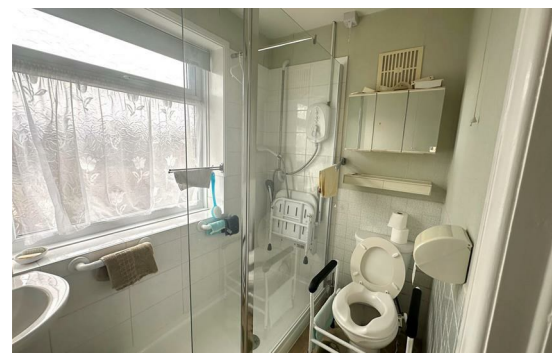
Window to rear, and wall mounted heater.

BEDROOM THREE

7'2" x 7'2" (2.20m x 2.20m)

Window to rear.





SHOWER ROOM

Window to front, large walk in shower cubicle with glazed screen and 'Mira' wall shower, low level WC, wash hand basin and tiled splash backs.

OUTSIDE

To the front there is hard standing off road parking (but with no dropped curb) a lawn area and flower beds. To the rear there is a generous size garden area with lawn, mature shrubs and trees, flower beds, a storage shed and greenhouse.

COUNCIL TAX

Band B

OTHER INFORMATION

Construction

Traditional cavity wall construction with brick elevations under a tiled roof

Broadband (estimated speeds)

Standard 4 mbps

Superfast 80 mbps

Ultrafast 1000 mbps

Any Flood Risk?

Rivers & Seas No Risk

Surface Water 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.

Floor Plan



Viewing

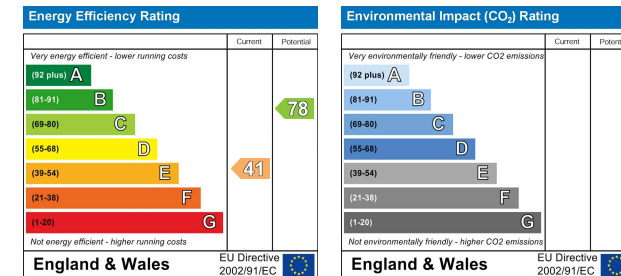
Please contact our Hull Gregson & Hull Weymouth Office on 01305 776 666 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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