



7 Newberry Gardens
Weymouth, DT4 8LS

Asking Price £395,000 Freehold



7 Newberry Gardens Weymouth, DT4 8LS

A very well presented and spacious three storey character terraced house, located in this highly desirable position close to Brewers Quay, the harbour side and Newtons Cove. The property has been modernised to a very good standard with two reception rooms, a large fitted kitchen/ diner, two bedrooms and a bathroom to the first floor, and a master bedroom and en-suite shower to the top floor. The property also has gas central heating many character features, a generous size garden, and good off road parking to the rear.

ENTRANCE HALL

Wood stripped flooring, stairs to first floor and panel radiator.

FRONT ROOM

14'5" x 10'2" (4.40m x 3.10m)

Window to front, wood stripped flooring, feature fireplace with tiled inset and wood surround, under stair storage cupboard, panel radiator, and alcoves.

LIVING ROOM

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

Under stair cupboard, wood stripped floor, feature wood burner, panel radiator, and double doors to:

KITCHEN/ BREAKFAST ROOM

13'9" x 12'5" (4.20m x 3.80m)

Window and doors to garden, range of eye level base and wall units and breakfast bar, built in oven, gas hob and extractor fan, stainless steel sink with mixer tap, plumbing for washing machine and dish washer, tiled splash backs, wall mounted 'Glow.Worm' boiler, laminate flooring and spot lights.

FIRST FLOOR LANDING

BEDROOM ONE

14'5" x 10'5" (4.40m x 3.20m)

Window to front, range of storage cupboards, and panel radiator.

BEDROOM TWO

8'6" x 8'2" (2.60m x 2.50m)

Window to rear, and panel radiator.

BATHROOM

Panel bath with mixer tap and hand shower attachment, low level WC, wash hand basin, tiled walls, panel radiator, and extractor fan.

SECOND FLOOR





BEDROOM THREE

17'8" 10'9" max (5.40m 3.30m max)

Double aspect room with two velux windows, panel radiator, and storage cupboard, and door to:

EN-SUITE SHOWER ROOM

Walk in glazed shower cubicle, low level WC, wash hand basin, chrome heated towel rail, tiled flooring splash backs, and extractor fan.

OUTSIDE

To the rear there is a paved patio area with steps up to a lawn with mature shrubs and a storage shed, and off road parking for two cars.

COUNCIL TAX

Band B

OTHER INFORMATION

Construction

Traditional cavity wall construction with brick elevations under a tiled roof

Broadband (estimated speeds)

Standard 16 mbps

Superfast 80 mbps

Any Flood Risk?

Rivers & Seas No risk

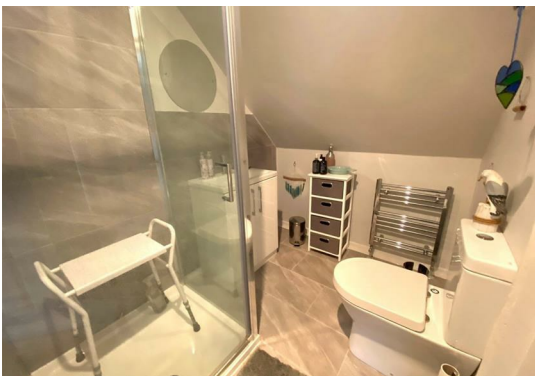
Surface Water Very Low

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 firms employment has the authority to make or give any representation or warranty in respect of the property.



Floor Plan



Viewing

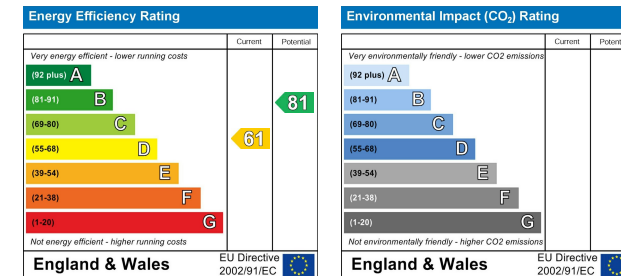
Please contact our Hull Gregson & Hull Weymouth Office on 01305 776 666 if you wish to arrange a viewing appointment for this property or require further information.

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.

Area Map



Energy Efficiency Graph



35 St Thomas Street, Weymouth, DT4 8EJ
 Tel: 01305 776 666 Email: property@hgh.co.uk www.hgh.co.uk