



34 Franchise Street  
Weymouth, DT4 8JS

Asking Price £265,000 Freehold

House - Terraced





## 34 Franchise Street, Weymouth, DT4 8JS

A spacious two bedroom end of terraced house, located in this very popular and convenient position close to Brewers quay, harborside and the town center. The property has a through reception room, fitted kitchen, a conservatory room and ground floor cloakroom, bedroom and bathroom to the first floor, and a further bedroom to the top floor level. also the property has gas central heating, and a private enclosed rear garden, being sold with no forward chain.



### ENTRANCE HALL

Panel radiator, under stair cupboards, and stairs.

### LIVING ROOM

20'4" x 11'1" max (6.20m x 3.40 max)

Double aspect room, two panel radiators, ornate fireplace with tiled inset and wood surround, and alcoves.

### KITCHEN

11'9" x 6'2" (3.60m x 1.90m)

Door and window to side, range of fitted base and wall units with solid wood work surfaces, Belfast sink with mixer tap, built in oven, gas hob and extractor fan, plumbing for washing machine, space for fridge freezer, tiled flooring and splash backs.

### CONSERVATORY ROOM

10'9" x 7'2" (3.30m x 2.20m)

Doors to garden, and tiled flooring.

### CLOAKROOM

Window to rear, low level WC, wash hand basin, 'Glow.Worm' combi boiler, and tiled flooring.

### FIRST FLOOR LANDING

Window to rear.

### BEDROOM ONE

12'5" x 9'10" (3.80m x 3m)

Window to front, fitted wardrobes, panel radiator and alcoves.

### BATHROOM

Window to rear, panel radiator, bath with mixer and hand shower attachment, low level WC, wash hand basin, and tiled splash backs.

### TOP FLOOR BEDROOM TWO

15'8" x 13'5" max (4.80m x 4.10 max)

Window to rear, storage cupboard and alcoves, and panel radiator.

### OUTSIDE

To the front there is a walled enclosed garden with mature shrubs, to the rear is a private garden with mature shrubs and trees (Currently overgrown)

### 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

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.

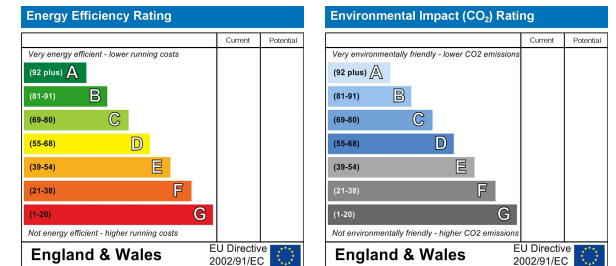
## Area Map



## Floor Plan



## Energy Efficiency Graph



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