

2 Kirtleton Avenue, Weymouth, DT4 7PT
Asking Price £550,000 Freehold

House - Detached

 7  4  4  D

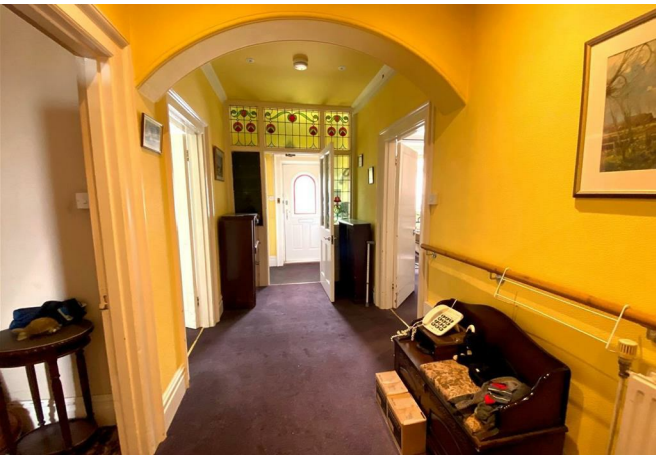


2 Kirtleton Avenue

Weymouth, DT4 7PT

- VERY LARGE DETACHED PERIOD PROPERTY
- POPULAR RESIDENTIAL LOCATION CLOSE TO SEAFRONT & TOWN
- GOOD OFF ROAD PARKING TO THE FRONT
- BEING SOLD WITH NO FORWARD CHAIN
- CURRENTLY ARRANGED AS THREE SEPERATE APARTMENTS
- REQUIRES SOME GENERAL UPDATING
- GENEROUS SIZE REAR GARDEN
- MUST BE VIEWED

A very large detached property located in this popular and convenient position at Lodmoor, which has been converted into three self contained flats. There is a spacious three bedroom on the ground floor, a two/ three double bedroom to the first floor, and a spacious one bedroom to the top floor level. The property could be used for a variety of uses subject to planning permissions, and has been let on assured shorthold tenancies to the upper floors over the years. There is good off road parking to the front, and a large generous size garden to the rear.



GROUND FLOOR FLAT ONE

ENTRANCE HALL 19'4" x 6'2" (5.90m x 1.90m)
Panel Radiator, and spotlights

LIVING ROOM 13'1" x 13'1" (4m x 4m)
Bay Window to front, fireplace with feature alcove, and panel radiator.

KITCHEN 13'9" x 10'9" (4.20m x 3.30m)
Window to rear, range of modern storage cupboards, one and a quarter bowl stainless steel sink with mixer tap, space for fridge freezer and cooker.

BEDROOM ONE 13'9" x 13'1" (4.20m x 4m)
Bay window to front, panel radiator, and fireplace.

BEDROOM TWO 13'9" x 11'1" (4.20m x 3.40m)
Bay window to rear, fireplace, storage cupboard and alcoves.

BEDROOM THREE 11'9" x 11'5" (3.60m x 3.50m)
Window to rear, and panel radiator.

BATHROOM ONE
Window to side, wet room area, low level WC, wash hand basin, door to utility.

BATHROOM TWO
Window to front, panel bath, wash hand basin, and low level WC.

UTILITY ROOM
Plumbing for washing machine.

STUDY ROOM 8'2" x 7'6" (2.50m x 2.30m)
Window to rear, sink unit and work surfaces.

FIRST FLOOR FLAT TWO
Accessed from rear staircase.

ENTRANCE HALL
Panel radiator, and storage cupboard.



LIVING ROOM 15'8" x 12'9" (4.80m x 3.90m)
 Bay window to front, two panel radiators, fireplace, alcoves, and opening to Study Area 1.90m x 1.60m (6'2" x 5'2") with window to front.

KITCHEN 13'5" x 6'10" (4.10m x 2.10m)
 Window to rear, range of storage cupboards, double drainer stainless steel sink unit, electric cooker point, plumbing for washing machine, space for fridge freezer, wall mounted 'Viessmann' boiler, panel radiator, and further storage cupboard.

DINING ROOM/ BEDROOM THREE 14'1" x 11'5" (4.30m x 3.50m)
 Double aspect room, wood floorboards, and panel radiator.

BEDROOM ONE 10'5" x 10'5" (3.20m x 3.20m)
 Bay window to front, panel radiator and two storage cupboards.

BEDROOM TWO 11'1" x 9'10" (3.40m x 3m)
 Window to rear, panel radiator, and double storage cupboard.

BATHROOM
 Window to rear, panel bath with mixer tap and shower attachment, wash hand basin, tiled splash backs, and panel radiator.

SEPERATE WC
 Window to rear, and low level WC.

SECOND FLOOR FLAT THREE
 Accessed from rear staircase to front door and stairs to:

ENTRANCE HALL
 Window to side, panel radiator, and storage cupboards.

LIVING ROOM 19'8" x 11'5" max (6m x 3.50 max)
 Double aspect room, panel radiator and storage cupboard.

KITCHEN 6'10" x 4'11" (2.10m x 1.50m)
 Window to front, sink unit, and storage cupboards.

BEDROOM 10'2" x 9'2" (3.10m x 2.80m)
 Window to rear, and panel radiator





BATHROOM

Window to rear, panel bath, low level WC, panel radiator, and storage cupboard housing combi boiler.

OUTSIDE

Good off road parking to the front with side access to a the rear garden where there is a patio area and a generous size rear lawn.

COUNCIL TAX BANDS

Flat 1 Band A
Flat 2 Band B
Flat 3 Band A

OTHER INFORMATION

Construction
Traditional cavity wall construction with brick elevations under a tiled roof

Broadband (estimated speeds)

Standard 11 mbps

Superfast 80 mbps

Ultrafast 1000 mbps

Any Flood Risk?

Rivers & Seas Very Low

Surface Water 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 Plans

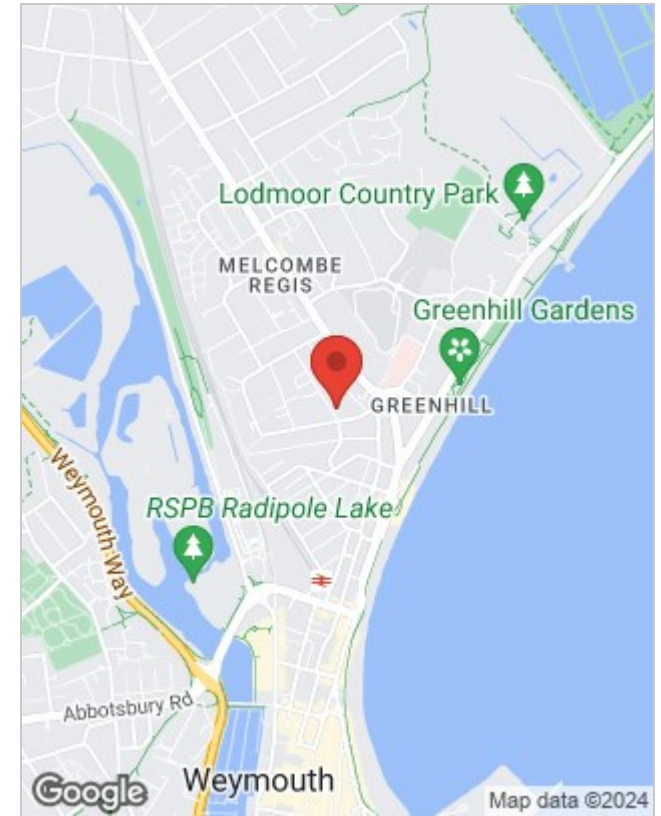


Viewing

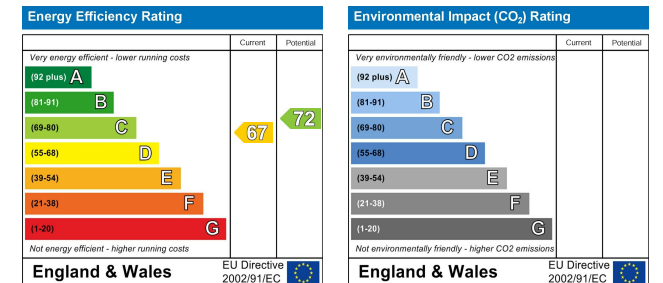
Please contact our Hull Gregson & Hull Weymouth Office on 01305 776 666 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Location Map



Energy Performance Graph



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