



66 Grove Avenue,
Weymouth, DT4 7RJ

£425,000 Freehold

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A four bedroom detached home located in a popular area a short walk from the Lodmoor Country Park and close to good local amenities at Lodmoor hill, Greenhill Beach is also within walking distance and Weymouth Town Centre is less than two miles away. Internally the accommodation is well proportioned but is ready for some updating, benefiting from Gas Central Heating, UPVC Double Glazed windows (No Fensa certificate available) there is also parking for two cars alongside leading to a double garage 5.00 x 4.64

Entrance Hall

Door to under stairs cupboard

Cloakroom

We & wash hand basin

Lounge

15'8" x 11'8" (4.78 x 3.57)

Sliding patio doors to rear garden

Dining Room

10'4" x 9'1" (3.16 x 2.77)

kitchen

11'6" x 9'1" (3.52 x 2.77)

Fitted with range of kitchen units, although is approaching the time a new kitchen will be needed Door to side driveway

Landing

Built in cupboard

Bedroom 1

11'9" x 11'6" (3.60 x 3.51)

Bedroom 2

11'8" 10'4" (3.57 3.17)

Bedroom 3

11'6" x 9'1" (3.52 x 2.79)

Bedroom 4

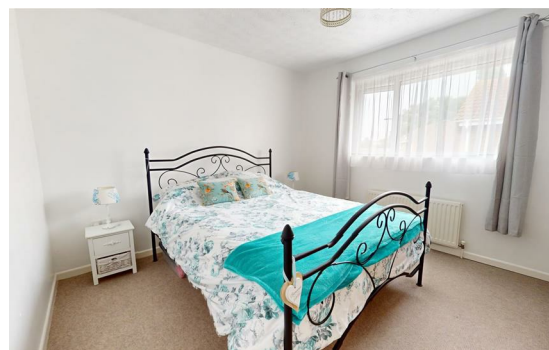
10'4" x 9'1" (3.17 x 2.78)

Bathroom

8'7" x 6'1" (2.62 x 1.86)

Fitted with three piece suite with panel bath, wash hand basin and low level WC





Outside

Small garden to the front, enclosed garden to the rear partly laid to lawn with the remainder to lawn and borders

Double Garage & Parking

16'4" x 15'2" (5.00 x 4.64)

Off road parking for two cars leading to double garage with up and over door and service door to rear garden

Construction

Traditionally built with brick elevations under a pitched roof with piled foundations

Council Tax

Band E with Dorset Council

Flood Risk

No risk from Rivers or Sea, low risk of surface flooding

Phone and Broadband signal strength and coverage

Vodafone O2, 3 & EE are average signals
TV, Sky & BT are available Virgin in not available
Broadband estimated standard 6 mbps
superfast 72 mbps ultrafast 1000 mbps

Utility supplies

Mains gas, electricity water and drainage are connected

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

