



1 Rosecroft Road
Weymouth, DT4 9EG

Asking Price £425,000 Freehold

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A very spacious and well-presented detached three bedroom bungalow located in this desirable residential position at Littlesea. The property has a modern fitted kitchen and bathroom, a UPVC double glazed conservatory and windows, gas central heating, good off road parking leading to a generous size single garage and good size enclosed rear south facing garden.

ENTRANCE HALL

Panel radiator, double airing cupboard housing a hot water tank and two further storage cupboards, loft hatch with ladder and boarding.

LIVING ROOM

18'0" x 12'9" (5.50m x 3.90m)

Double aspect room and bay window to front, panel radiator, gas fire with stone surround and alcoves with shelving.

KITCHEN

13'5" x 10'9" (4.10m x 3.30m)

Window to side, modern fitted range of eye level base and wall units with work surfaces, one and a quarter bowl stainless steel sink unit with mixer tap, tiled splash backs, built in double oven with gas hob and extractor fan, plumbing for washing machine and dishwasher, space for fridge freezer, wall mounted 'Vaillant' boiler, and doors into:

CONSERVATORY

10'5" x 9'10" (3.20m x 3m)

Double aspect room, panel radiator, and wall lights, and sliding door to garden.

BEDROOM ONE

12'9" x 12'1" (3.90m x 3.70)

Bay window to front, panel radiator, sliding mirror wardrobes to one wall and further storage cupboards.

BEDROOM TWO/ DINING ROOM

18'0" x 10'9" (5.50m x 3.30m)

Window to rear, and panel radiator.

BEDROOM THREE

14'5" x 6'2" (4.40m x 1.90m)

Window to front, and panel radiator.

BATHROOM

Window to rear, panel bath with mixer tap and hand shower, wall mounted 'Mira' shower, screen and tiled splash backs, pedestal wash hand basin, low level WC, and panel radiator.





OUTSIDE

To the front there is an enclosed garden area laid to gravel and paving, there is a driveway to the side leading to a detached single garage with electric and up and over door, power and light and eaves storage and a side door and windows, there is a side gate to a generous size enclosed rear garden with a paved patio and lawn area, flower beds and mature shrubs, a storage shed, and outside water tap and lighting.

COUNCIL TAX

Band D

OTHER INFORMATION

Construction

Traditional cavity wall construction with brick elevations under a tiled roof

Broadband (estimated speeds)

Standard 5 mbps

Superfast 46 mbps

Ultrafast 1000 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



Floor Plan

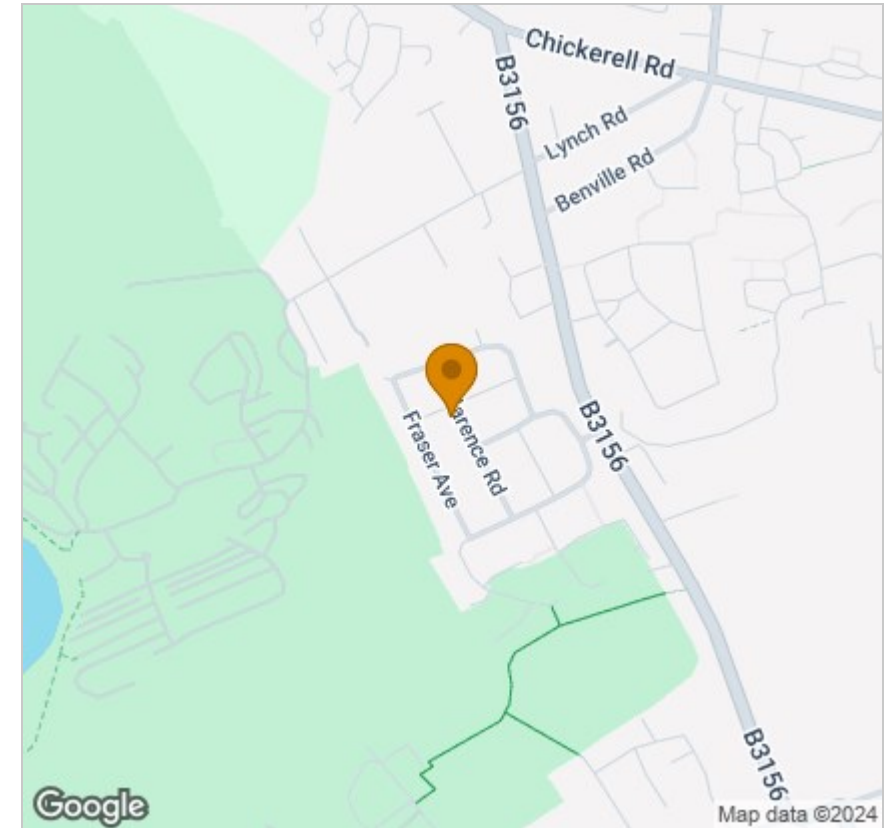


Viewing

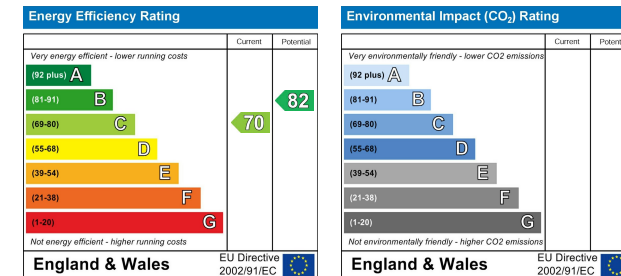
Please contact our Hull Gregson & Hull Weymouth Office on 01305 776 666 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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