



1 Waverley Road  
Weymouth, DT3 5EB

**Asking Price £370,000 Freehold**





# 1 Waverley Road

Weymouth, DT3 5EB

A lovely three bedroom semi-detached house, located in this desirable position at Lodmoor, close to good local amenities and a short distance from the town centre. The property has many character features, gas central heating, UPVC double glazed windows, a large fitted kitchen/ diner, ground floor cloakroom, garden room, bathroom and separate WC to the first floor, own driveway to the side, and a large enclosed mature rear garden, must be viewed.

## ENTRANCE HALL

Panel radiator, wood flooring, under stair storage alcoves, and electric box.

## LIVING ROOM

15'3" x 12'0" (4.65m x 3.67m)

Bay window to front, fireplace with stone hearth, alcoves with shelving and storage, picture rail and panel radiator.

## KITCHEN/ DINING ROOM

19'0" x 15'8" (5.80m x 4.80m)

Double aspect room and doors to rear, modern range of eye level base and wall units with working surfaces, space for range cooker with extractor hood above, plumbing for washing machine, built in dish washer and microwave, space for fridge freezer, wood flooring, two panel radiators, spot lights and panel radiator, door to lobby area into garden and:

## SEPARATE CLOAKROOM

Low level WC, wash hand basin, chrome heated towel rail and windows to side and rear.

## GARDEN ROOM

Tiled flooring, window and door facing to rear.

## STAIRS TO FIRST FLOOR

Loft hatch with ladder, part boarded and light.

## BEDROOM ONE

15'2" x 12'1" (4.64m x 3.70m)

Bay window to front, cast iron fireplace with wood surround, picture rail, alcoves and panel radiator.

## BEDROOM TWO

11'0" x 10'11" (3.37m x 3.35m)

Window to rear, cast iron fireplace with wood surround, picture rail, alcoves and panel radiator.

## BEDROOM THREE

12'1" x 7'6" (3.70m x 2.30m)

Window to rear, picture rail, and panel radiator.







### BATHROOM

Window to front, panel curved bath with mixer taps, and shower above with glazed curved screen, pedestal wash hand basin, chrome heated towel rail, three shelves, spot lighting, tiled walls and panel radiator.

### SEPARATE CLOAKROOM

Window to side, Low level WC, wash hand basin, and chrome heated towel rail.

### OUTSIDE

To the front there is a walled garden area laid to slate and paved pathway, to the side there is brick laid driveway leading to double gates to the rear garden which is laid to lawn and patio area, flower beds and borders, mature shrubs and trees, and two storage sheds.

### COUNCIL TAX

Band C

### OTHER INFORMATION

Construction

Traditional cavity wall construction with brick elevations under a tiled roof

Broadband (estimated speeds)

Standard 7 mbps

Superfast 78 mbps

Ultrafast 1000 mbps

Flood Risk 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

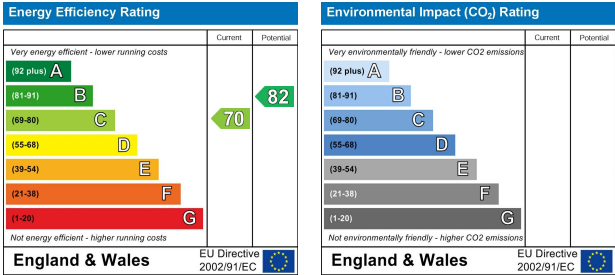
Please contact our Hull Gregson & Hull Weymouth Office on 01305 776 666 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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