

4 Rodwell Avenue
Weymouth, DT4 8UX

Asking Price £299,950 Freehold



4 Rodwell Avenue

Weymouth, DT4 8UX

A lovely two double bedroom period mid terraced house, located close to Brewers Quay and the harbourside. The property has a generous size open plan living/ dining space, and character features, a modern fitted kitchen, ground floor cloakroom and utility room, a modern bath suite, and an attractive enclosed private garden, the property will be sold with no forward chain, viewing is a must.

THROUGH LIVING ROOM

23'3" x 12'9" (7.10m x 3.90m)

Double aspect room, wood flooring, two panel radiators, fireplace, spotlights, storage cupboards and alcoves.

INNER HALLWAY

Panel radiator

KITCHEN

10'5" x 5'6" (3.20m x 1.70m)

Window and door to side, modern range of fitted eye level base and wall units with roll top work surfaces and matching splash backs, one and a quarter stainless steel sink unit with mixer taps, built in double oven, ceramic hob and extractor above, space for fridge freezer, and door into:

UTILITY ROOM

8'2" x 6'10" l shaped (2.50m x 2.10m l shaped)

Window to rear, range of storage cupboards and work top, panel radiator, wall mounted 'Glowworm boiler, plumbing for washing machine, dishwasher and dryer.

CLOAKROOM

Window to rear, panel radiator, low level WC, and wash hand basin.

FIRST FLOOR LANDING

Storage cupboard, and loft hatch.

BEDROOM ONE

13'1" x 11'5" (4m x 3.50m)

Window to front, panel radiator, attractive fireplace, storage cupboards and alcoves.

BEDROOM TWO

11'5" x 10'5" (3.50m x 3.20m)

Window to rear, panel radiator, attractive fireplace and alcoves.





BATHROOM

Window to rear, panel bath with wall mounted 'Mira' shower, wash hand basin, low level WC, tiled splash backs and chrome heated towel rail, and panel radiator, tiled flooring, spotlights, and extractor fan.

OUTSIDE

To the front there is a small enclosed garden with mature shrubs, and to the rear there is a paved patio area, a further patio decked area, mature shrubs and trees.

COUNCIL TAX

Band B

OTHER INFORMATION

Construction

Solid wall construction with brick elevations under a tiled roof

Broadband (estimated speeds)

Standard TBC

Superfast TBC

Flood Risk

Rivers & Seas No Risk

Surface Water High

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

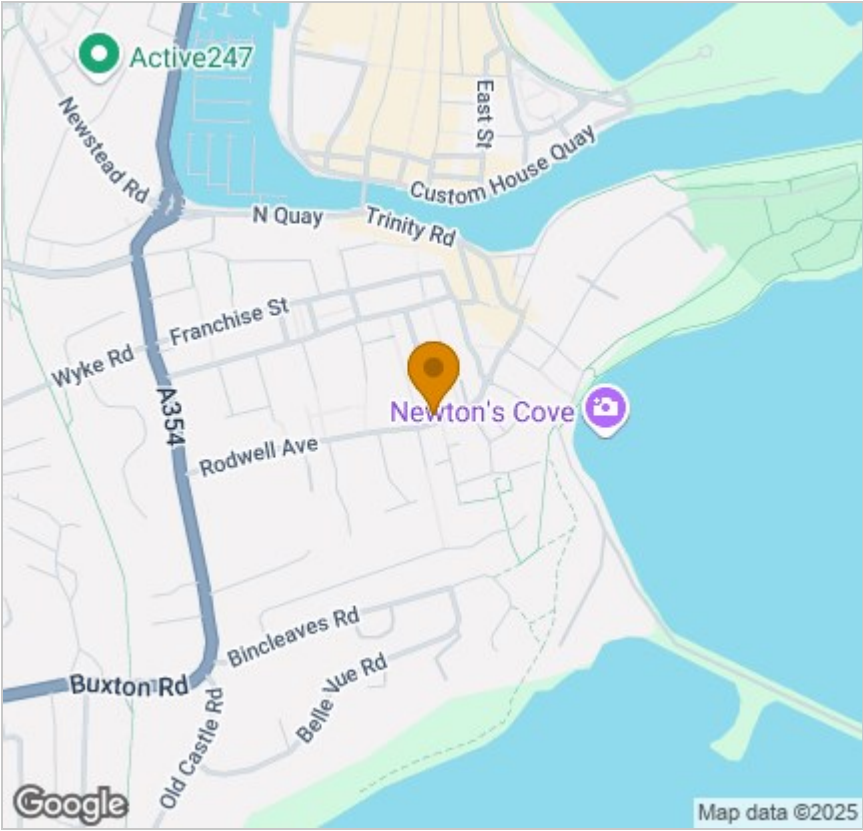


Viewing

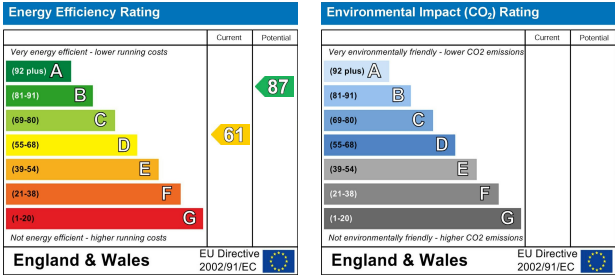
Please contact our Hull Gregson & Hull Weymouth Office on 01305 776 666 if you wish to arrange a viewing appointment for this property or require further information.

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



Energy Efficiency Graph



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