



35 Newberry Road
Weymouth, DT4 8LP

Asking Price £320,000 Freehold



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A very spacious three bedroom character terraced house located in this popular residential position close to Brewers Quay, the harbourside and the town centre. The property has two reception rooms, a fitted kitchen, dining room, WC to the ground floor, three double bedrooms, shower room and separate WC to the first floor level, UPVC double glazed windows, a front garden, a lean to and a large garage to the rear. There is no current heating system in the property and could do with some internal decoration. Being sold with vacant possession and no forward chain.

ENTRANCE LOBBY

attractive tiled Flooring, and door to:

HALLWAY

Stairs with storage cupboard below and meter cupboard .

LIVING ROOM

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

Bay window to front, alcoves, coved ceiling, and picture rails.

SECOND RECEPTION ROOM

11'5" x 9'6" (3.50m x 2.90m)

Window to rear, alcoves and picture rail.

DINING ROOM

12'9" x 9'2" (3.90m x 2.80)

Window to side, attractive stove with surround, and door into:

KITCHEN

10'9" x 9'10" (3.30m x 3m)

Double aspect room, range of fitted storage cupboards, stainless steel sink with mixer tap, electric cooker point, space for fridge freezer, plumbing for washing machine and tiled walls and flooring.

SEPERATE WC

Window to rear, low level WC.

LEAN TO

Windows and door to rear.

FIRST FLOOR LANDING

Loft hatch.

BEDROOM ONE

15'5" x 11'5" (4.70m x 3.50m)

Bay window to front, alcoves, fireplace and storage cupboard.

BEDROOM TWO

11'5" x 9'6" (3.50m x 2.90m)

Window to rear, fireplace and storage cupboard.

BEDROOM THREE

10'9" x 9'2" (3.30m x 2.80m)

Bay window to rear, wash hand basin and fire place.

SHOWER ROOM

Window to side, large walk in modern shower unit with glazed screen, fully tiled walls and flooring, and wash hand basin with cupboard below.

SEPERATE WC

Window to side, low level WC, and tiled walls and flooring.





OUTSIDE

There is an attractive enclosed front garden area, and to the rear there is a small patio, and rear access to a large GARAGE measuring 5m x 4.50m (16'4" x 14'9m) with electric door, power and lighting which is accessed via a small lane behind Newberry Road.

COUNCIL TAX

Band C

OTHER INFORMATION

Construction

Traditional cavity wall construction with brick elevations under a tiled roof

Broadband (estimated speeds)

Standard 16 mbps

Superfast 73 mbps

Ultrafast 1800 mbps

Any Flood Risk?

Rivers & Seas Very Low

Surface Water Very Low

Services

The property is supplied with mains 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

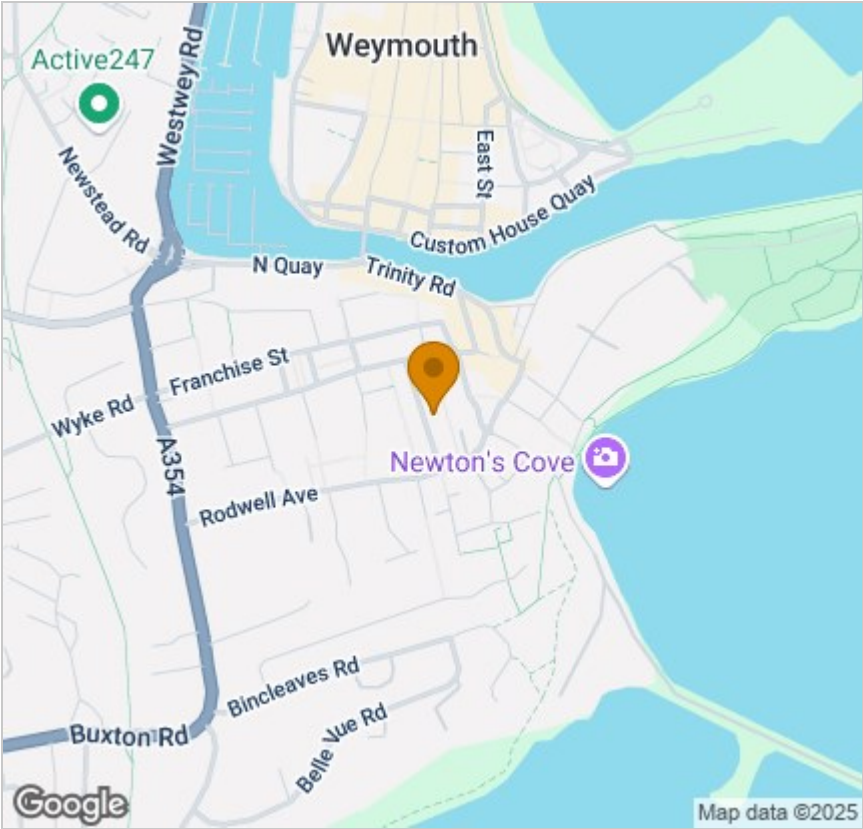


Viewing

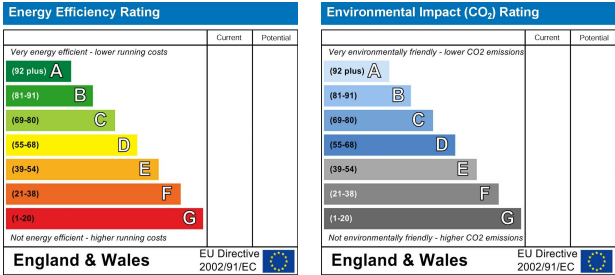
Please contact our Hull Gregson & Hull Weymouth Office on 01305 776 666 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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