



2 Elwell Manor Gardens

Weymouth, DT4 8RJ

**Asking Price £475,000 Freehold**



## 2 Elwell Manor Gardens

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Nestled in the sought-after area of Elwell Manor Gardens in Weymouth, this charming detached bungalow presents an excellent opportunity for those looking to create their dream home. Boasting three bedrooms, a comfortable living room room, Kitchen/breakfast room, bathroom and separate WC.

The property also benefits from a garage and a driveway, providing ample parking for up to two vehicles. Situated in Rodwell, this bungalow is conveniently close to a mainline bus route, making it easy to access the vibrant town centre of Weymouth and its stunning beaches. The property is in need of some updating and offers potential for a loft conversion, subject to planning permission, allowing for further expansion and enhancement of the living space.

### Entrance Porch

Leading to internal front door

### Hallway

Laid to parquet flooring and providing access to all rooms including the loft hatch to a spacious loft with skylight window.

### Living Room

17'4" x 11'10" (5.29 x 3.61)

Glazed sliding door opening into a spacious living room with 2 large UPVC windows looking into the rear garden. Fireplace with fitted furniture surround and an ornate cylindrical stained glass front aspect window.

### Kitchen/Breakfast room

10'4" x 13'6" (3.15 x 4.13)

Ample worktop space with both eye and base level cupboard with space for domestic appliances. A breakfast bar to the centre of the room, a rear aspect UPVC double glazed window and door into lean to providing access into the garden.

### Bathroom

Fully tiled with side aspect UPVC double glazed window, bath tub with shower over head and retractable shower screen, hand wash basin and WC

### WC

Side aspect UPVC double glazed window, hand wash basin and WC

### Bedroom 1

11'8" x 11'8" (3.58 x 3.57)

Double bedroom with large bay window to the side aspect and further UPVC double glazed window the front aspect with a range of fitted wardrobes.

### Bedroom 2

8'9" x 11'8" (2.67 x 3.57)

Double bedroom with front aspect UPVC double glazed window and fitted wardrobe with mirror sliding doors.

### Bedroom 3

7'8" x 7'7" (2.36 x 2.33)

Single bedroom with fitted bedroom furniture and side aspect UPVC double glazed window

### Lean to

2 external doors providing access to both the front and rear gardens garden and internal access to the kitchen





### Outside

Front - Stone wall with gated entrance enclosing a well maintained lawn with mature shrubs and borders and a driveway leading to the garage.

Rear - Patio abutting the rear elevation, well maintained plant beds and lawn with mature shrubs and trees surrounding.

### Garage

Single garage with up and over door, light and power, pit, rear UPVC window and separate door accessing the garden

### Council Tax

Band D

### Other Information

Construction

Traditional cavity wall construction with stone elevations under a tiled roof

Broadband (estimated speeds)

Standard - 16 mbps

Superfast - 80 mbps

Ultrafast - Unknown

Flood Risk

Rivers & Seas - Very Low

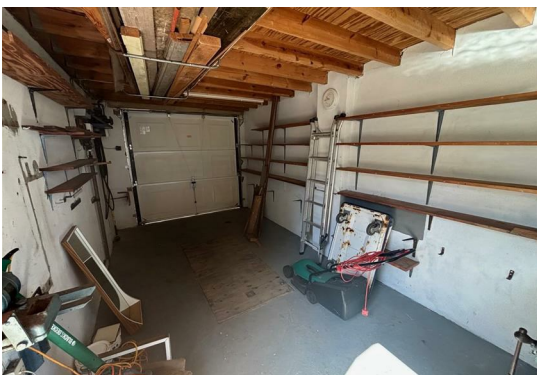
Surface Water - Very Low

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 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

