



5 Fairview Road
Weymouth, DT4 9BN

Offers In The Region Of £240,000 Freehold



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A two bedroom semi detached bungalow located on Fairview Road in the popular residential area of Wyke Regis within walking distance of excellent local amenities including shops health centre and schools. Internally there is two bedrooms, two reception accommodation which is in need of a program of updating but does benefit from Gas Central Heating and UPVC Double Glazed windows. Outside there is a good sized garden to the rear and there is scope to create off road parking on the front garden subject to getting a dropped kerb. The property is offered for sale vacant with no forward chain.

Entrance Hall

Lounge

12'0" x 11'6" (3.66 x 3.51)

Fireplace

Bedroom 1

11'11" x 11'6" (3.64 x 3.51)

Kitchen

8'2" x 5'1" (2.50 x 1.57)

sink unit space for cooker wall mounted cupboards

Dining Room

11'5" x 9'2" (3.50 x 2.80)

Bay window, fireplace

Bedroom 2

Double doors to utility room

Utility Room

Door to rear garden and plumbing for washing machine

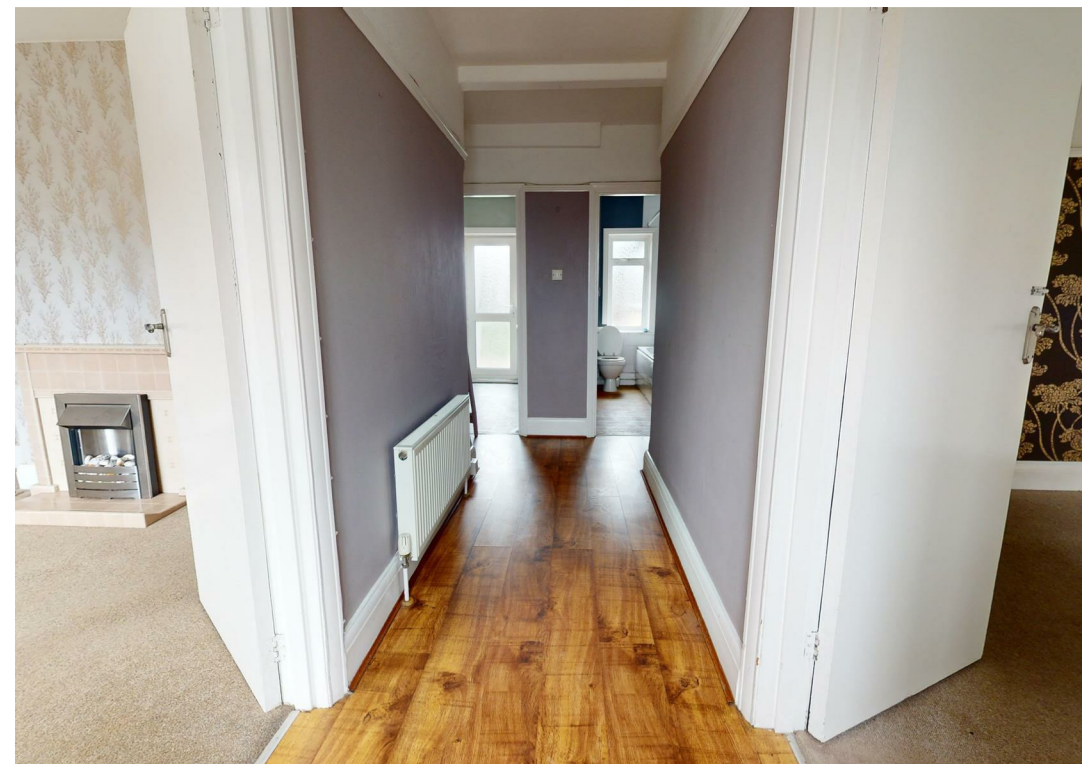
Bathroom

White suite comprising panel bath, wash hand basin and WC

Loft Room

14'2" x 12'0" (4.32m x 3.66m)

Max measurements L shaped. Accessed by ladder. cupboard with Vaillant gas boiler





Outside

Garden to the front which could be converted to off road parking. Pedestrian access at the side to good sized garden to the rear partly laid to patio and mostly to lawn

Parking

Currently there is no off road parking although there is room to create off road parking on the front garden subject to having the kerb dropped

Other Information

Construction

Traditional cavity wall construction with brick elevations under a tiled roof

Broadband (estimated speeds)

Standard - 7 mbps

Superfast - 80 mbps

Ultrafast - 1000 mbps

Flood Risk

Rivers & Seas - No Risk

Surface Water - Low

Services

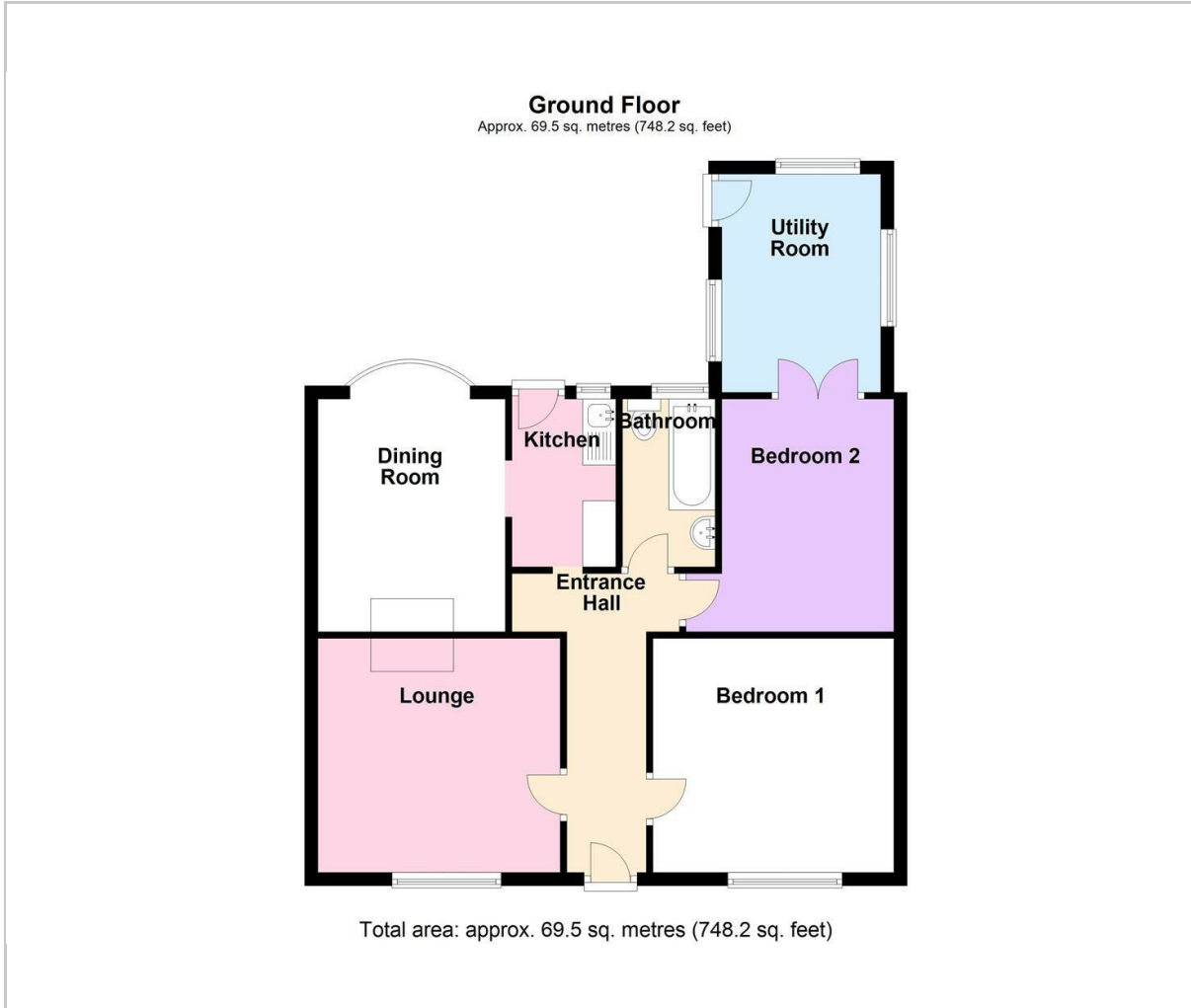
The property is supplied with mains gas, electricity and water, and mains drainage.

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

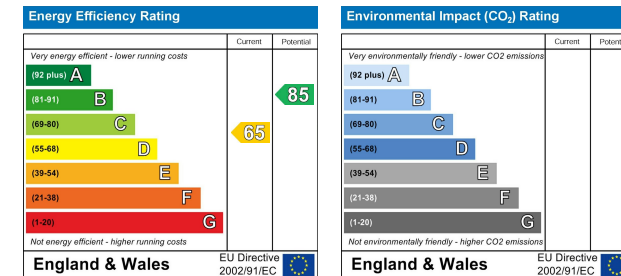
Please contact our Hull Gregson & Hull Weymouth Office on 01305 776 666 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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