



28 Cromwell Road  
Weymouth, DT4 0JQ

**Asking Price £260,000 Freehold**

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## 28 Cromwell Road

Weymouth, DT4 0JQ

A spacious three bedroom end of terraced house, located in this convenient residential position close to local amenities and a short distance to the town centre. The property has two reception rooms, fitted kitchen, utility/cloakroom, and bathroom, gas central heating, UPVC double glazed windows, and front and rear gardens. The property will be sold with no forward chain and vacant possession.

### ENTRANCE HALL

Panel radiator, and stairs with storage cupboards below.

### LIVING ROOM

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

Bay window to front, panel radiator, gas fire with surround, and alcoves.

### DINING ROOM

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

Window to rear, and panel radiator.

### KITCHEN

14'5" x 7'10" (4.40m x 2.40m)

Windows and door to side, range of eye level base and wall units with roll top work surfaces, stainless steel sink with mixer taps, tiled splash backs, cooker point, and door to:

### UTILITY/CLOAKROOM

7'10" x 4'3" (2.40m x 1.30m)

Windows to rear, wall mounted Glow Worm boiler, low level WC, wash hand basin, and panel radiator.

### FIRST FLOOR LANDING

Stain glass window to side.

### BEDROOM ONE

15'1" x 11'5" (4.60m x 3.50m)

Bay window to front, panel radiator, alcoves and wash hand basin.

### BEDROOM TWO

11'9" x 9'6" (3.60m x 2.90m)

Window to rear, panel radiator, alcoves and wash hand basin.

### BEDROOM THREE

9'10" x 7'10" (3m x 2.40m)

Window to rear, and panel radiator.





### **BATHROOM**

Window to side, panel bath with wall mounted shower, wash hand basin, low level WC, tiled splash backs, and chrome heated towel rail.

### **OUTSIDE**

To the front there is an enclosed garden with gate. There is side access to the rear garden, where there is a lawn and gravel areas, mature shrubs and flower beds, and a detached workshop/ storage room.

### **COUNCIL TAX**

Band B

### **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 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.

### **FURTHER INFORMATION**

Construction

Solid brick construction with brick elevations under a tiled roof

Broadband (estimated speeds)

Standard 17 mbps

Superfast 80 mbps

Ultrafast 1000 mbps

Flood Risk Very Low

Services

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



## Floor Plan

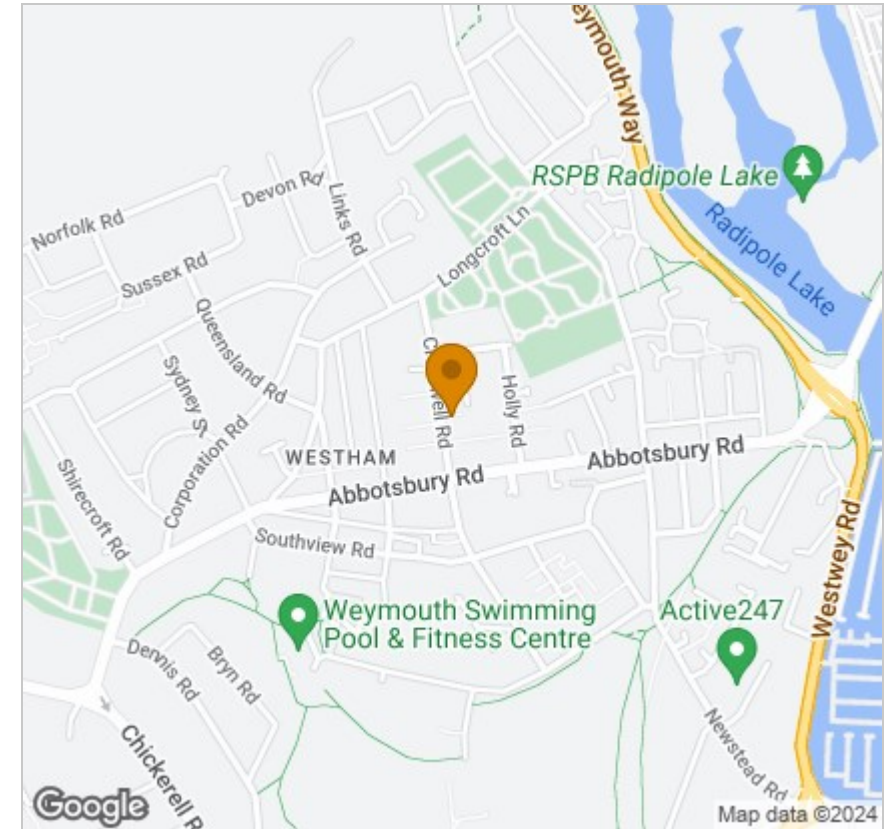


## Viewing

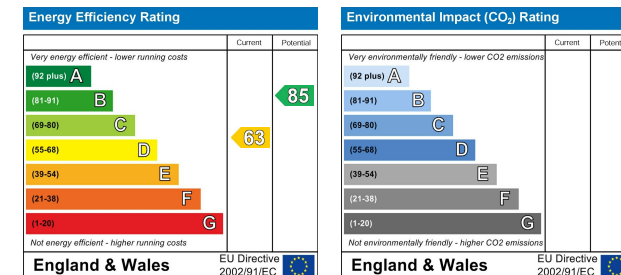
**Please contact our Hull Gregson & Hull Weymouth Office on 01305 776 666 if you wish to arrange a viewing appointment for this property or require further information.**

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## Area Map



## Energy Efficiency Graph



35 St Thomas Street, Weymouth, DT4 8EJ  
Tel: 01305 776 666 Email: [property@hgh.co.uk](mailto:property@hgh.co.uk) [www.hgh.co.uk](http://www.hgh.co.uk)