



**Marlborough Avenue**

**Weymouth, DT4 9AN**



**Asking Price**  
**£325,000 Freehold**



# Marlborough Avenue

Weymouth, DT4 9AN

- Spacious Semi-Detached Family Home
- Three Bedrooms
- Open Plan Lounge/Diner
- Generous Sized Fitted Kitchen
- Modern Fitted Family Bathroom
- Downstairs WC
- Off Road Parking
- Large Family Friendly Rear Garden
- Highly Popular Residential Location
- Offered With No Onward Chain





Offered for sale with NO ONWARD CHAIN is this GENEROUS SIZED, semi-detached FAMILY HOME, located in the ever popular residential location of WYKE. This ideal family residence benefits from THREE DOUBLE BEDROOMS, a large OPEN PLAN LOUNGE/DINER, kitchen, downstairs WC and family bathroom. To the front there is OFF ROAD PARKING and to the rear there is a FAMILY friendly garden.

Upon entering the property you are greeted by a welcoming entrance hallway, where doors lead to all principal rooms. Located off the entrance hallway is the downstairs WC. This deceptively spacious



semi-detached family home benefits from an open plan lounge/diner that runs the length of the property. To front there is a bay window over looking the front of the property, which allows ample amounts of natural light to flood the room. At the rear there are French doors which open out onto the rear garden. To complete the ground floor accommodation is the kitchen. The kitchen is a generous size, boasting a wide selection of colour matching eye and base level storage cupboards, as well as space for a range of free standing domestic appliances.

Stairs rise to the first floor where bedrooms one, two, three and the family bathroom are located. Bedroom one is a front aspect double bedroom, with bedroom two being a further double enjoying rear aspect views out across the garden. Bedroom three is an ideal guest room or home office space. The family bathroom comprises a modern fitted white suite with P-Shaped bath and shower over, wash hand basin and WC.



To the front of the property there is a hard standing drive providing off road parking. The rear garden is a generous sized family friendly area, offering a large patio area directly abutting the property. The remainder of the garden is laid to lawn with a large selection of mature shrubs and plants.

Positioned in the ever popular residential location of Wyke, Weymouth. Viewings come highly advised to appreciate the size, space and accommodation.



Ground Floor

First Floor

### Lounge/Diner

24'11" max x 11'9" max (7.6 max x 3.6 max)

### Kitchen

7'7" x 14'5" (2.33 x 4.40)

### Downstairs WC

### Bedroom One

11'2" x 12'2" (3.41 x 3.72)

### Bedroom Two

10'7" x 11'7" (3.23 x 3.54)

### Bedroom Three

7'8" x 7'10" (2.34 x 2.40)

### Family Bathroom

6'0" x 6'2" (1.84 x 1.89)

### Additional information

The following details have been provided by the vendor, as required by Trading Standards. These details should be checked by your legal representative for accuracy.

Property type: Semi-Detached Family Home

Property construction: Standard

Mains Electricity

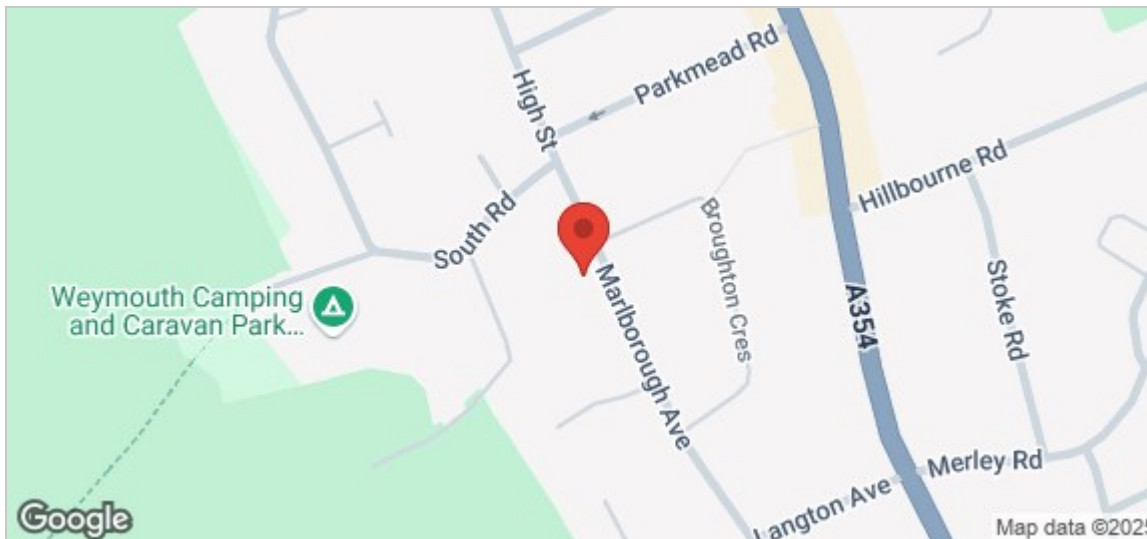
Mains Water & Sewage: Supplied by Wessex Water

Heating Type: Gas Central Heating

Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker.  
checker.ofcom.org.uk/

### 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, property construction, services, & 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.



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         | 85        |
| (81-91) B                                   |                         |           |
| (69-80) C                                   | 71                      |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) A                                                     |                         |           |
| (81-91) B                                                       |                         |           |
| (69-80) C                                                       |                         |           |
| (55-68) D                                                       |                         |           |
| (39-54) E                                                       |                         |           |
| (21-38) F                                                       |                         |           |
| (1-20) G                                                        |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |