



Windsor Road | | Weymouth | DT3 5PQ

Offers Over £265,000

BEAUMONT  JONES

**Windsor Road |
Weymouth | DT3 5PQ
Offers Over £265,000**

This modern two double bedroom semi-detached home is the perfect first time purchase located within the popular location of Broadway. The property is immaculately presented throughout offering a South-Westerly facing rear garden, solar panels, modern kitchen/breakfast room, generous sized lounge, cloakroom, two double bedrooms, modern shower room and allocated parking.

- Modern Semi-Detached Home
- Solar Panels (owned)
- Immaculate Throughout
- Allocated Parking
- Two Double Bedrooms
- Perfect First Time Purchase
- South-Westerly Facing Rear Garden
- Kitchen/Breakfast Room

Full Description

Built in 2006 is this immaculate and modern two double bedroom semi-detached home located within a quiet cul-de-sac in Broadway. Entrance into the property is via a front aspect double glazed door leading into the hallway. Stairs rise to the first floor, built in under stair storage cupboard, wall mounted radiator and doors lead to the ground floor accommodation. The cloakroom offers a side aspect window, low level WC, wash hand basin and a wall mounted towel rail heater. The generous sized kitchen/breakfast room has a modern fitted kitchen comprising eye and base level units with work surfaces over, breakfast bar, double integral gas oven with inset four ring gas hob and extractor hood over, space and plumbing for a washing machine, space for a fridge/freezer, one and a half sink unit with drainer, wall mounted gas combi boiler, wall mounted radiator and a front aspect window. The generous sized lounge offers a bright and airy room facing out onto the South-Westerly facing rear garden with a rear aspect window, rear aspect double glazed patio doors and a wall mounted radiator.



Built in 2006 this modern two double bedroom semi-detached home is the perfect first time purchase.



The first floor offers a landing area with a side aspect window, built in cupboard with power points currently housing a tumble drier, loft access via a hatch with a pull down ladder. The loft is partially boarded and fully insulated. Doors off the landing lead to two double bedrooms and the modern shower room. Bedroom one is a generous sized double with two front aspect windows, wall mounted radiator and plenty of space for wardrobes and bedroom furniture. Bedroom two is also a generous sized double with a rear aspect double glazed window and a wall mounted radiator. The modern shower room offers a double walk-in shower with a wall mounted rainfall shower system, low level WC, vanity wash hand basin, wall mounted towel rail heater, fully tiled floor to ceiling and rear aspect window.

Outside offers a fully enclosed South-Westerly facing rear garden with a large patio area abutting the property, lawn area and a large side area laid to shingle with gated side access. External double power point and water supply. The front of the property offers a large front and side garden area laid to shingle with gated side access leading through to the rear garden and steps rise to the main front door.

This property has the added benefit of owned solar panels which were installed early 2024, as well as having gas central heating and double glazing throughout.

Parking: There is allocated parking for one car located in a car parking area to the side of the property.

Location: The property is nestled away in a quiet cul-de-sac which is accessed by a pedestrian footpath in the popular location of Broadway offering great transport links to Weymouth & Dorchester. Upwey train station is located just moments away with a direct line to London Waterloo. Local amenities are close by offering a range of take-aways, convenience store, a large home department store and a doctor's surgery.

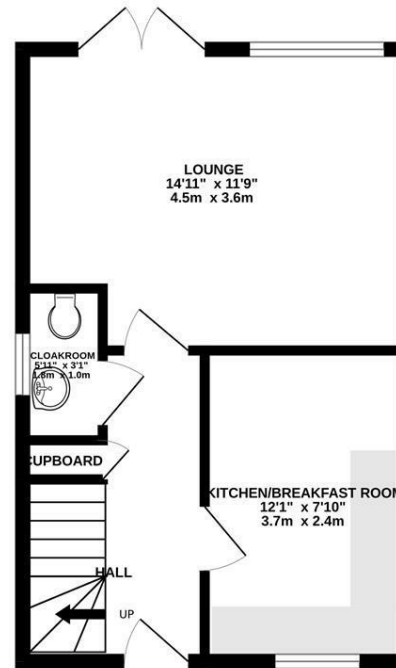
Rating Authority: - Dorset (Weymouth & Portland) Council. Council Tax Band B. Services: - Gas central heating. Mains electric & drainage.

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs, plans and measurements are for guidance only and are not necessarily comprehensive. It should be assumed that the property has all necessary Planning, Building Regulations or other consents, and Beaumont Jones have not tested any services, equipment or facilities. Beaumont Jones is a member of The Property Ombudsman. Disclaimer: - Beaumont Jones and their clients have no authority to make or give any representations or warranties in relation to the property Ombudsman scheme and subscribe to The Property Ombudsman Code of Practice.

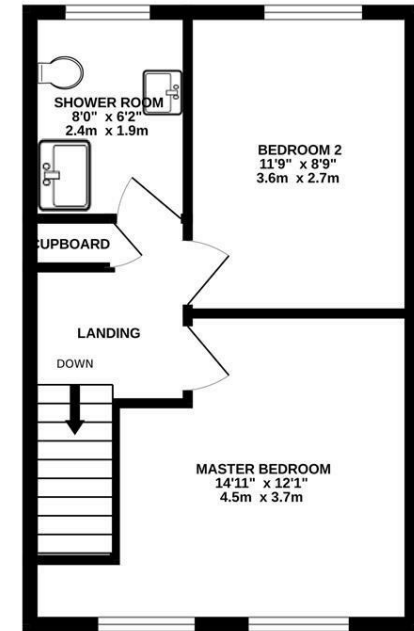


| Energy Efficiency Rating | | |
|--|----------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | 76 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC | |

GROUND FLOOR
355 sq.ft. (33.0 sq.m.) approx.



1ST FLOOR
355 sq.ft. (33.0 sq.m.) approx.



TOTAL FLOOR AREA: 711 sq.ft. (66.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024

We value more than your property

33 St Thomas Street
Weymouth
Dorest
DT4 8EJ
01305 787434
sales@beaumontjones.co.uk
www.beaumontjones.co.uk