



Bradford Road | | Weymouth | DT4 0DN

Offers Over £245,000

BEAUMONT  JONES

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Offers Over £245,000**

We are delighted to offer an immaculate and well presented two double bedroom semi-detached home located just a short stroll from the town centre and harbour. The property offers a generous sized living room, modern kitchen/diner, rear lean-to, two double bedrooms, large modern bathroom and a generous sized rear garden. This property would make an excellent first time purchase and viewing is a must to be appreciated.

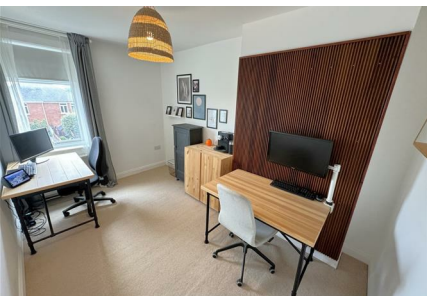
- Two Double Bedroom Semi-Detached House
- Modern Kitchen/Diner
- Perfect First Time Purchase
- Short Stroll to The Town Centre & Harbour
- Immaculate Throughout
- Modern Generous Sized Bathroom
- Generous Sized Rear Garden

Full Description

Entrance into the property is via a front aspect double glazed composite door leading into the hallway with stairs rising to the first floor, wall mounted meters, wall mounted radiator and a doors leads through to the living room. The generous sized living room offers exposed floorboards, two front aspect double glazed windows allowing lots of natural light flood through, inset feature fire, two large built in under stair storage cupboards and a wooden glazed door leads through to the beautiful modern kitchen/diner. This is the hub of the home offering shaker eye and base level units with work surfaces over, space for a gas cooker, wall mounted



This beautifully presented home would make the perfect first time purchase.



extractor hood, space and plumbing for a washing machine, space for a fridge/freezer, tiled flooring, plenty of space for a dining table and chairs, dual aspect double glazed windows and a rear aspect double glazed door leading out into the lean-to. This is a useful space for storage with dual aspect windows and double wooden glazed doors leads out onto the garden.

The first floor offers a landing area with a side aspect double glazed window, loft access via a hatch and doors lead through to two double bedrooms and a large modern bathroom. Bedroom one is a generous sized double with two front aspect double glazed windows, wall mounted radiator and a walk-in wardrobe with a wall mounted radiator and lighting. Bedroom two is a further double offering a rear aspect double glazed window and a wall mounted radiator. The large modern bathroom suite comprises a deep panel enclosed bath with a wall mounted mixer shower over and screen attached, low level WC, vanity wash hand basin, wall mounted towel rail heater and a rear aspect double glazed window.

Outside offers a generous sized enclosed rear garden with a raised decking area abutting the property with steps leading down to a lawned garden area, patio area with a summer house, graveled area for garden furniture, planted raised borders, outside lighting, external power points, water supply and gated side access. The front garden is laid to hard standing and gravel. There is scope to provide off road parking STPP.

The property sits within a prominent position within walking distance of the town centre and harbour. Good local schools are close by including St. Augustine's Catholic Primary School and Budmouth Academy. Asda supermarket is just a short stroll away.



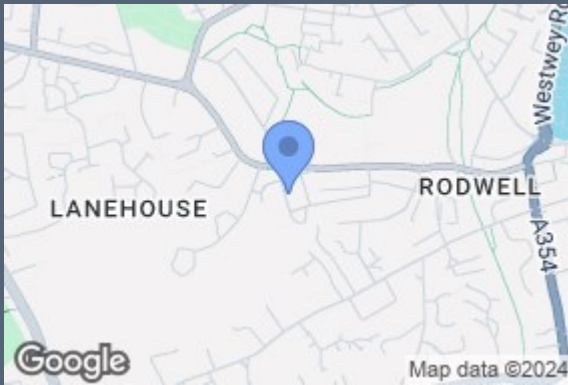
Rating Authority: - Dorset (Weymouth & Portland) Council.
Council Tax Band B. Services: - Mains gas, electric & drainage.

Disclaimer: - Beaumont Jones and their clients have no authority to make or give any representations or warranties in relation to the property. 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 scheme and subscribe to The Property Ombudsman Code of Practice.

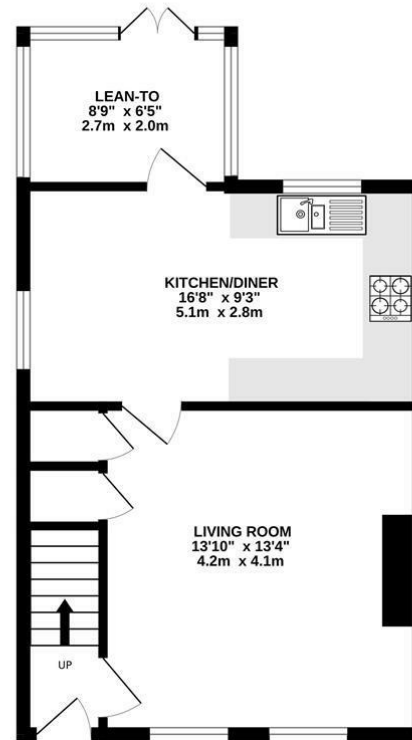


The property sits within walkable distance of the town and harbour offering a beautiful kitchen/diner and a large modern bathroom.

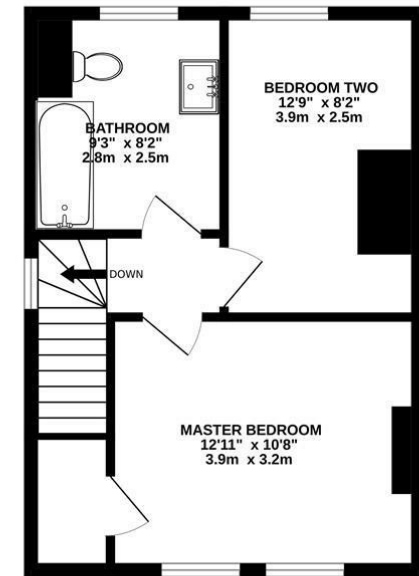


Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

GROUND FLOOR
435 sq.ft. (40.4 sq.m.) approx.



1ST FLOOR
364 sq.ft. (33.8 sq.m.) approx.



TOTAL FLOOR AREA : 799 sq.ft. (74.2 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.
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We value more than your property

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