



Goldcroft Road | | Weymouth | DT4 0DZ

**Offers Over £380,000**

BEAUMONT  JONES



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Offers Over £380,000**

Offered with no onward chain is this spacious three bedroom detached house situated within walking distance of the town centre and harbour. The property offers a welcoming entrance hall, lounge/diner, kitchen, downstairs cloakroom, conservatory, bathroom, separate WC, garage, driveway and front and rear gardens. Viewing is a must to be appreciated.

- Detached Family Home
- Driveway and Garage
- No Forward Chain
- Three Good Sized Bedrooms
- Large Easterly Facing Rear Garden

**Full Description**

**Accommodation**

Entrance into the property is via a front aspect double glazed door leading into a porch with a further door leading into the hallway with stairs rising to the first floor, built in cupboard under the stairs, WC with a hand wash basin, low level WC, side aspect window and storage. Doors off the hallway lead to the main principle rooms. The lounge/diner offers ample space for lounge and dining furniture with a rear aspect window, gas fire and a double glazed door leading to the conservatory. The double glazed conservatory has dual aspect windows, rear aspect double doors leading out onto the Easterly facing rear garden. The Kitchen offers dual aspect windows, eye and base level units with work surfaces over, wall mounted boiler, space for oven, fridge freezer, washing machine and a door which leads to the side access.

The first floor offers a landing area with a side aspect window, loft access





Perfect family home in need of some modernisation with plenty of potential.



via a hatch and a built in cupboard housing immersion tank. Doors lead to:- Bedroom one has a rear aspect window and built in wardrobes. Bedroom two has a front aspect window and a built in wardrobe. Bedroom three has a rear aspect window. The bathroom is partially tiled around with a walk in shower cubicle, bath with shower attachment over, hand wash basin with built in storage and a front aspect window. There is also a separate WC with a low level WC and a front aspect double glazed window.

The easterly facing rear garden is a generous size mainly laid to lawn with a patio area abutting the property and conservatory with planted shrubs and trees, also a shingled pathway leading to space for seated area. Gated side access. The front garden is laid to lawn with planted shrubs and a driveway providing off road parking. The garage has a side aspect window and a up and over door with power and lighting.

Located with all of Weymouth's picturesque destinations on the doorstep. Just a short stroll away is Weymouth Harbourside and vibrant Town Centre offering a choice of bistros, restaurants and pubs. The pretty Nothe Gardens offer open space and wonderful walks with Newton's Cove beach offering a quieter spot to enjoy the sea. Weymouth Esplanade and beach is just a short walk from the property and enjoys an award-winning sandy beach adjacent to the town centre which enjoys a good variety of shops.

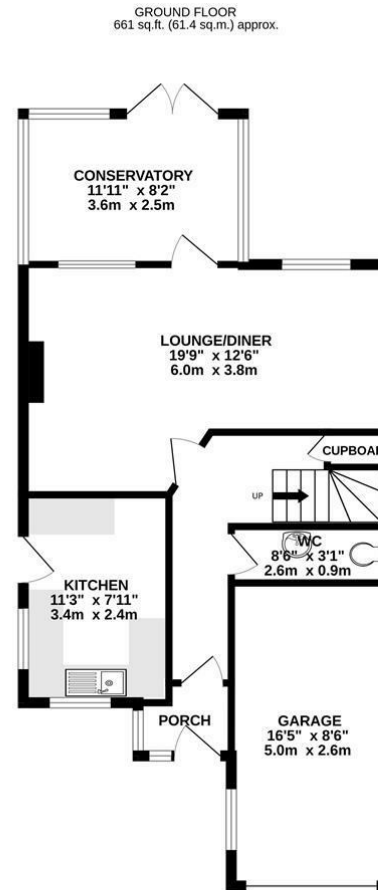
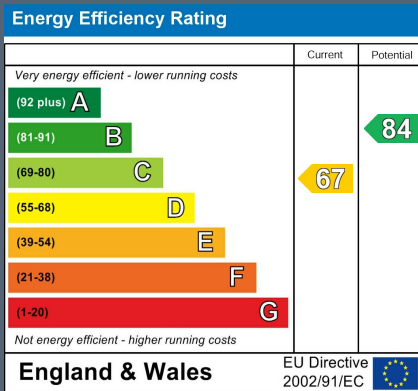
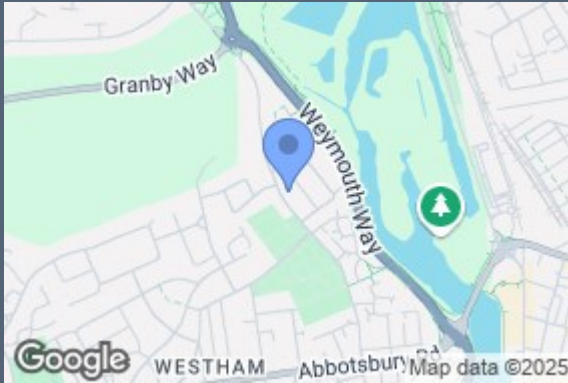
Rating Authority: - Dorset (Weymouth & Portland) Council Band D.

Services: - Gas central heating. Mains electric & drainage.

EPC TO FOLLOW.

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TOTAL FLOOR AREA: 1136 sq.ft. (105.5 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*