



Maycroft Road | Rodwell | Weymouth | DT4 8LH

Offers Over £275,000

BEAUMONT  JONES

Maycroft Road | Rodwell Weymouth | DT4 8LH Offers Over £275,000

We are delighted to offer a well-presented two double bedroom period terraced house boasting a Westerly facing rear garden within the popular location of Rodwell. This beautiful home has been modernised throughout whilst still retaining it's original features including exposed floorboards throughout the home and fireplaces. The accommodation consists of a bay-fronted living room, dining room, shaker style fitted kitchen, utility/cloakroom, lean-to, two double bedrooms and a beautiful four piece bathroom suite including a freestanding roll-top bath.

- Two Double Bedroom Period Terraced House
- Original Features
- Beautiful Four Piece Bathroom Suite Including A Freestanding Roll-Top Bath
- Bay-Fronted Living Room plus Dining Room
- Located Within Rodwell, Just A Short Stroll to Brewers Quay & The Harbour
- Well-Presented Throughout
- Westerly Facing Rear Garden
- Utility/Cloakroom
- Modern Shaker Style Fitted Kitchen
- Viewing Is Highly Recommended

Full Description

Entrance into this beautiful home is via a front aspect double glazed door leading into a small vestibule with a wooden glazed door leading into the hall with stairs rising to the first floor, wall mounted 3 column radiator and a door leads through to the living room and main principle rooms. The bay-fronted living room has a cosy feel with a working fireplace, wall mounted 3 column radiator and an opening leads through to a spacious dining room with a cast iron gas fire, rear aspect sash window, built-in under stair storage cupboards, wall mounted 3 column radiator, plenty of space for a dining table and chairs and a doors leads through to the



This beautiful period home has been modernised throughout whilst retaining its original features.



kitchen. The modern shaker style fitted kitchen comprises a range of eye and base level units with wooden worktops, integral oven with inset four ring gas hob and extractor fan over, integrated fridge/freezer and dishwasher, ceramic sink unit, tiled flooring, side aspect window, side aspect door leading out into the lean-to and an opening leads through to a rear lobby with two large built-in storage cupboards one of which houses the gas boiler. A sliding door leads through to the utility/cloakroom offering base units with a wooden worktop, sink unit, space and plumbing for a washing machine, low level WC, wall mounted towel rail heater, tiled flooring and a side aspect double glazed window. The lean-to is a hand covered space for storage with a rear aspect door leading out onto the Westerly facing garden.



The first floor offers a spacious landing area with loft access via a hatch with great scope for expansion STPP and doors lead through to the two double bedrooms and beautiful bathroom. The master bedroom is a generous sized double offering a front aspect double glazed window, feature fireplace and a wall mounted 3 column radiator. Bedroom two is a double offering a rear aspect double glazed window. The bathroom has the wow factor boasting a four-piece suite including a freestanding roll-top bath with telephone style mixers taps, double shower cubicle with a wall mounted mixer shower system, WC, his and hers sink unit with storage, rear aspect double glazed window with fitted shutters, wall mounted vertical 3 column radiator and wall mounted towel rail heater.



Outside offers a Westerly facing terraced rear garden with a large section fenced off creating a decking area for seating and the remaining area is laid to lawn. A further section has raised decking with a garden shed.

The property is ideally situated within minutes from





Weymouth's picturesque harbour in Rodwell. The atmospheric and highly popular Hope Square is literally a few minutes' walk away, boasting a small number of shops, galleries, open air cafes and restaurants. There are numerous delightful walking opportunities close by including the Nothe Gardens and historic fort or simply walking along to the stone pier to take advantage of the sea views and fishing opportunities. Alternatively, Weymouth town centre can be reached by crossing the town bridge. The sweeping blue flag sandy beach, Georgian esplanade, leisure and entertainment facilities, shops and businesses make for a bustling town centre, all just a short walk away. Rail links from Weymouth to London or Bristol and an improved road network makes the area very accessible.

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

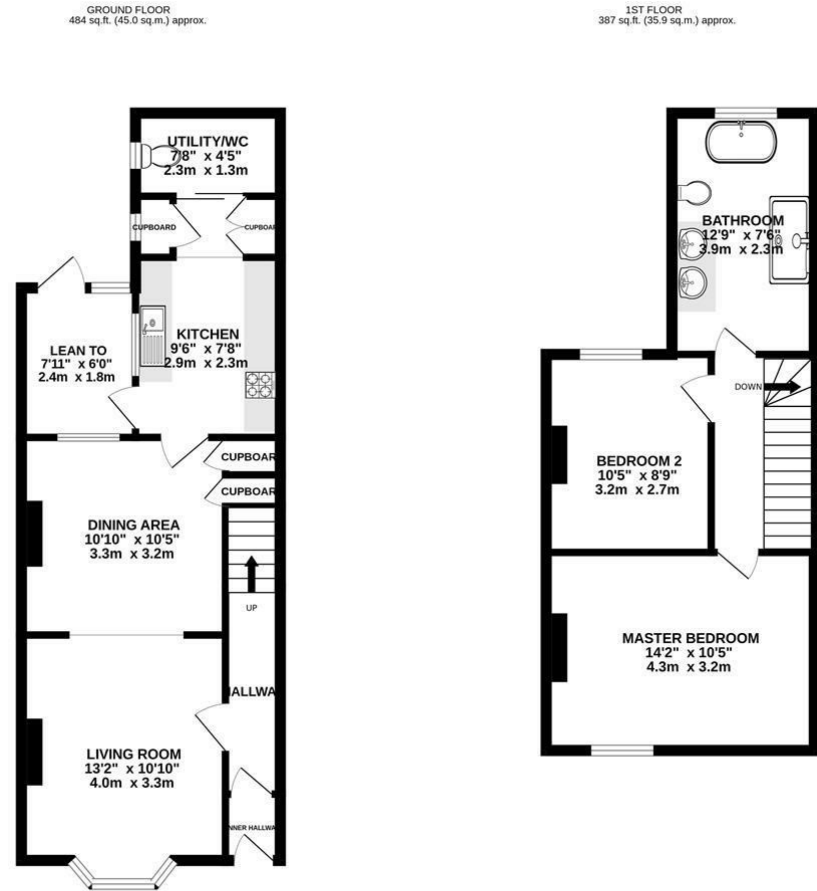
Beaumont Jones is a member of The Property Ombudsman scheme and subscribe to The Property Ombudsman Code of Practice.



The property is located within Rodwell boasting a Westerly facing rear garden.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
		



TOTAL FLOOR AREA: 871 sq.ft. (80.9 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 ©2025

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

We value more than your property