



**Emmadale Road, Weymouth DT4 0LA**

**welcome to**

**Emmadale Road, Weymouth**

We are pleased to offer a three bedroom terraced house in need of modernisation within walking distance of town and local amenities. The property offers off road parking for two cars to the rear of the property, enclosed rear garden, lounge, dining room, kitchen, three bedrooms and a bathroom.



Entrance into the property is via a front aspect door leading into a hallway with stairs rising to the first floor and an open under stair storage area. A door off the hallway leads into the lounge with a front aspect box bay window, gas fire and built in storage cupboards into the alcoves. An opening leads through to the dining room with rear aspect French doors leading out onto the garden, built in storage cupboard and an opening into the kitchen. The kitchen offers a rear aspect window, eye and base level units with work surfaces over, space and plumbing for kitchen appliances, integral oven with inset four ring gas hob and extractor fan over.

The first floor offers a landing area with loft access via a hatch, built in airing cupboard and doors lead to three bedrooms and bathroom. Bedroom one has a front aspect box bay window and built in wardrobes. Bedroom two has a rear aspect window and a built in wardrobe. Bedroom three has a front aspect window and a built in wardrobe. The bathroom has a rear aspect window, panel enclosed bath with shower attachment, low level WC, wash hand basin and a built in cupboard housing the boiler.

Outside offers an enclosed rear garden laid to lawn with a patio area abutting the property, brick built shed, outside WC and gated rear access leading to the parking bay providing off road parking for two cars which is accessed off Longcroft Road.

The property sits close to local amenities and is within easy reach to the town centre. Schools and a regular bus service are also close by.

### **Lounge**

11' 8" Max x 11' 2" ( 3.56m Max x 3.40m )

### **Dining Room**

11' 2" x 9' 8" ( 3.40m x 2.95m )

### **Kitchen**

11' 1" x 7' 2" ( 3.38m x 2.18m )

### **Bedroom 1**

14' 5" Into Bay x 9' ( 4.39m Into Bay x 2.74m )

### **Bedroom 2**

11' 1" x 8' 7" ( 3.38m x 2.62m )

### **Bedroom 3**

8' 11" x 6' 9" ( 2.72m x 2.06m )



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## Emmadale Road, Weymouth

- Three Bedroom Terraced House
- In Need of Modernisation
- Off Road Parking to The Rear of The Property
- Lounge & Dining Room
- Enclosed Rear Garden

Tenure: Freehold EPC Rating: C

offers over

**£210,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
WMT106103 - 0004

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