

DIRECT  MOVES



Roman Road , Weymouth DT3 5JQ

- Newly re-decorated throughout
 - Period Features
 - Three Bedrooms
- School catchment area
- Off Road Parking
- Period Property
- Large garden
- Downstairs Cloakroom

£475,000 Freehold





Entrance

Glass paneled front door opens onto mosaic floor entryway and wooden door with stained glass opens onto;

Hallway

Laminate flooring, stairs to first floor and doors to all rooms, radiator under stairs storage and downstairs cloakroom under stairs.

Downstairs Cloakroom

Low level WC, hand wash basin.

Sitting Room

12'1" x 13'5"

Front aspect room with large bay window, working coal fire, Picture rail, wall mounted radiator and power points.

Reception Room

9'10" x 12'5"

Rear aspect room with large French doors onto side courtyard leading to rear garden, feature fireplace with tiled floor, built in cupboard, wall mounted radiator, power points and picture rail.

Kitchen/Dining Area

12'5" x 23'7"

Rear aspect extension with double glazed windows and door to side, double glazed French doors to garden.

Kitchen area comprises of range of base and eye level units, built in electric oven, four ring gas hob with extractor fan, space for washing machine, dishwasher and fridge freezer. Stainless steel sink with mixer tap and waste disposal under the sink..

Dining Area with double glazed Velux windows , vertical wall mounted radiator and power points.

Master bedroom

13'5" x 15'8"

Front aspect double glazed bay window, hanging ceiling light, power points, wall mounted radiator and feature fireplace.



Bedroom 2

9'10" x 12'5"

Rear aspect double glaze window, wall mounted radiator, hanging ceiling light, power points and featured fireplace.

Bedroom 3

9'6" x 15'1"

Rear aspect double glazed window, hanging ceiling light, power points and wall mounted radiator.

Bathroom

6'6" x 7'2"

Suite comprising of panel enclosed bath with shower overhead, side aspect double glaze window, hand wash basin, low-level WC, heated towel rail, heated mirror, sensor light and spotlights.

Loft room

Pull down ladder to loft room with Velux window.

Front

Brick laid driveway providing ample parking.

Rear Garden

Lockable side access gate onto side courtyard for

bin storage and galvanised steel shed leading onto rear garden. Mostly laid to lawn with side flower beds, various trees, bushes and plants. Large archway separates garden into halves. Bottom half with large Shed, greenhouse and cabin.

Cabin

Cabin is insulated separate fuse board, spotlights, air conditioning, Carpeted.

N.B

In the last year the current owners have informed us the following:

New carpets throughout

New flooring in the downstairs hallway

New flooring in the bathroom

New shutters in the sitting room and main bedroom

Gutters, Fascias and Soffits all replaced

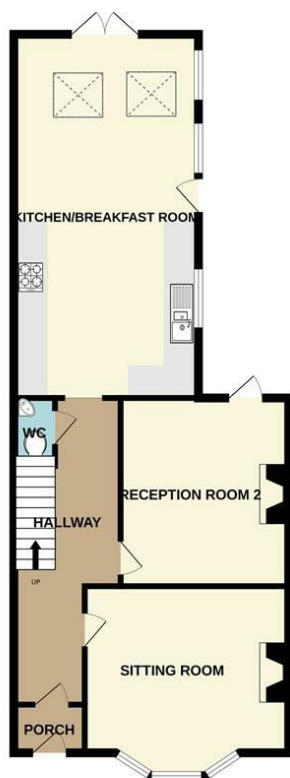
Re-decorated throughout



Local Authority **Weymouth & Portland Borough Council**
Council Tax Band **D**
EPC Rating **E**



GROUND FLOOR



1ST FLOOR



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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