

DIRECT



MOVES



Culliford Way
Weymouth DT3 6AW

- Three bedroom
- Set on a fantastic plot with an expansive rear garden
 - Convenient local amenities are just a short walk away
 - A blank canvas, ready to be transformed
 - No forward chain
- Semi detached home
- Requires modernisation throughout
 - School catchment area
 - Generous rear garden
 - Spacious interior

£220,000 Freehold





Front Garden & Entrance:

Access to the property is via a gate leading into a large, fully enclosed front garden, bordered by mature hedging, fencing, and brick walling. The garden features a mix of lawn and concrete areas, mature shrubs, a brick-built outbuilding, and a wooden storage shed, ideal for gardening or additional storage.

Entrance Hallway:

Entered through a double-glazed UPVC door with glass panelling, the side aspect entrance hallway is naturally lit via a double-glazed window. It includes a ceiling light, radiator, power points, and a wall-mounted thermostat. Access to the wet room and kitchen is available from here.



Wet Room

4'11" x 5'6"

Side aspect with an obscured double-glazed window. This partially tiled wet room features a hand wash basin with stainless steel taps, a handheld shower, ceiling light, extractor fan, and radiator—ideal for accessible washing facilities.

Kitchen

9'2" x 11'9"

A dual aspect room with double-glazed windows to the side and rear, offering pleasant views of the garden. The kitchen is fitted with a range of eye and base-level units, a stainless steel sink with drainer on wall and taps, and a wall-mounted Vaillant boiler with thermostat controls. A double-glazed obscured UPVC door provides further access to the garden. A door leads directly into the living room.

Living Room

11'1" x 20'4"

A bright and spacious dual aspect reception room with double-glazed windows to the front and rear. The room benefits from two radiators, a storage cupboard with shelving, multiple power points, and a ceiling light—perfect for family relaxation or entertaining.

First Floor Landing:

Illuminated by a front aspect double-glazed window, the landing includes a radiator, ceiling light, and access to all three bedrooms and the WC.

Separate WC

2'7" x 4'11"

Side aspect with obscured double-glazed window, low-level WC, radiator, and ceiling light.

Bedroom One

10'5" x 13'1"

A spacious double bedroom with dual aspect views to the side and rear via double-glazed windows overlooking the garden. Includes a radiator, ceiling light, and power points.

Bedroom Two

10'2" x 13'1"

Another well-proportioned double bedroom with a rear aspect double-glazed window overlooking the garden. Features include a radiator, power points, and ceiling light.

Bedroom Three

8'10" x 9'2"

Front aspect with double-glazed window, radiator, ceiling light, power points, and built-in shelving—ideal as a child's room or home office.

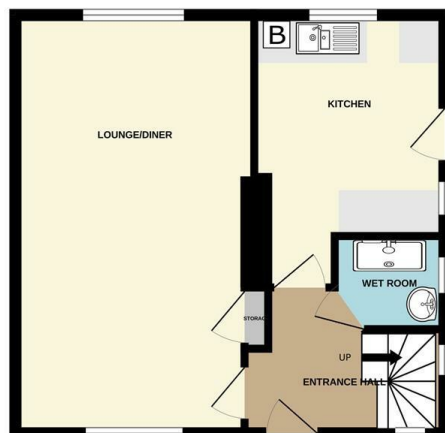
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Local Authority
Council Tax Band **B**
EPC Rating **C**

GROUND FLOOR



1ST FLOOR



CULLIFORD ROAD

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