



## Avenue Road , Weymouth DT4 7JH

- Stylish three bedroom town house
- A short stroll to Weymouth Town Centre
  - Triple aspect loft room
- Rear garden with utility/ storage outbuildings
- Three bedrooms with additional loft room
- Bursting with character features throughout
- Immaculately finished kitchen with range oven
  - Moments from Weymouth Beach
  - Nearby transport links
- Separate receptions with double doors dividing the spaces

**Offers Over £325,000 Freehold**







### Entrance Porch

5'6" x 4'7"

A welcoming entrance via an obscured double-glazed UPVC door, with a front aspect obscured window, charming tiled flooring, and internal windows and door leading into the main hall.

### Entrance Hall

An open and airy space featuring wooden floorboards, dado rails, and stairs rising to the first floor landing. Doors provide access to the living room, dining room, and kitchen.

### Living Room

12'9" x 10'5"

A bright front aspect reception room boasting two ceiling-height double-glazed windows, picture rails, and a fireplace with a tiled and wooden surround. Grand floor to ceiling double doors open into the dining room.

### Dining Room

12'1" x 9'10"

An elegant space with wooden flooring, picture rails, and a chimney stack. A door leads into a hallway, with obscured double doors providing access to the lean-to.

### Lean-To

9'6" x 5'10"

A useful rear aspect space with double-glazed windows overlooking the garden and a double-glazed door offering direct garden access.





### Kitchen

14'5" x 9'6"

An immaculately presented rear aspect kitchen featuring a range of eye and base-level units with solid oak, a stylish Leisure range oven with five ring hob and illuminated extractor fan above, and a one and a half porcelain sink with stainless mixer tap. Classic tiled flooring, counter top backsplash tiling, and exposed brickwork add character, with a double-glazed door leading onto the rear garden.

### First Floor Landing

A generously proportioned split-level landing. The lower level provides access to the WC and bathroom, while the upper level leads to all bedrooms and the staircase to the second floor. Dado rails feature throughout.

### Bathroom

9'6" x 8'6"

A spacious rear aspect bathroom featuring an obscured double-glazed window, heated towel rail radiator, stylish tiled flooring and partially tiled walls, low-level WC and bidet, hand wash basin with marble counter surround, and a bathtub with stainless mixer taps, as well as handheld and rainfall shower attachments.

### W/C

4'3" x 2'11"

A stylish side aspect cloakroom with tiled flooring, obscured double-glazed window, hand wash basin with stainless mixer tap, and tiled splashback.

### Bedroom One

11'9" x 10'9"

A spacious rear aspect double bedroom with a double-glazed window overlooking the garden, wooden floorboards, picture rails, and a large chimney breast with fireplace and wooden surround.

### Bedroom Two

12'1" x 10'2"

A generous front aspect double bedroom featuring two double-glazed windows, wooden floorboards, and a period fireplace with wooden surround.

### Bedroom Three

A charming front aspect room with a large obscured double-glazed window, exposed brickwork, and wooden floorboards.

### Loft Room

17'8" x 14'5"

A large, triple-aspect loft conversion with side and rear double-glazed Velux windows and a front aspect double-glazed window. Features include wooden flooring, exposed brickwork, wall-mounted radiators, and opening into wardrobe space.

Generous Eaves storage accessed via door.  
(4.3m x 1.5m)

### Rear Garden

A fully enclosed and well-maintained garden with a mix of lawn, patio, and planting areas along the perimeter. Three brick built outbuildings provide ample storage/ utility space, benefiting from power, lighting, and water connections.











Local Authority  
Council Tax Band C  
EPC Rating



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other terms 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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