



Dorchester Road , Weymouth DT3 5BZ

- Modernisation required throughout
 - Three double bedrooms
- Good sized garden garage and parking
 - Excellent school catchment area
- Large family home
 - Large lounge, kitchen and separate dining room
 - OPEN DAY 12 November 3 - 5pm
 - Ample off road parking AND garage

Offers Over £350,000 Freehold





Hallway

Glazed door front door into vestibule porch and second door leading into hallway. Open area with under stairs cupboard and additional boot room for storage. Doors to utility and lounge.

Lounge

14'1" x 12'9"

Front aspect bay UPVC double glazed window with feature gas inset fireplace and marble surround. Picture rail, radiator, ceiling light and power points

Kitchen

12'9" x 11'5"

Well fitted with a range of base and eye level wall units. electric hob and double oven with extractor over. Space and plumbing for various appliances. Stainless steel sink with UPVC window to side of property above. Power points, radiator. electric ceiling light and glazed door into dining room.



Dining Room

12'9" x 11'5"

Double French Upvc doors into rear garden. Super red brick open fireplace fitted with a log burner. Picture rail, power points, ceiling light and radiator.

Master bedroom

16'8" x 14'5"

A large room with front aspect glazed UPVC bay window. Feature cast iron fire place with surround. Power points, radiator and ceiling light.

Bedroom two

12'9" x 10'9"

Another double room, with double glazed UPVC window to rear of property. Fire place. Power points, radiator and ceiling light.

Bedroom Three

13'5" x 7'6"

Double glazed UPVC window to side aspect. Feature cast iron fireplace with surround. Power points, radiator and ceiling light.

Shower room

6'2" x 5'2"

A fitted suite with a corner step in shower cubicle with rainfall shower head. Wash hand basin and concealed WC. Fully tiled with ceiling spot lights and double glazed obscured glass UPVC window to rear of property.

Utility room

7'6" x 5'2"

Leading from the hallway this lean to addition provides space and plumbing for washing machine and separate drier. Polycarbonate slanted roof and sliding door into the kitchen.

Out houses

From the back door there are a series of small outhouses for storage and housing an outdoor toilet.

Rear garden

Approx 50 feet of rear garden spanning the width of the property and approached from the back of the house and additionally from the garage and parking are to the rear of the property. There is a footpath running the length of the garden with grassed areas to the side and various shrubs and bushes.

Rear garage

Parking for 2 vehicles to the back of the house and leading to the garage, which has an access door into the garden.



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



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.