



Instinct Guides You



## Avenue Road, Weymouth Asking Price £440,000

- Two Bedroom Self Contained Annex
- Parking
- Central Yard Between The Dwellings
- Located Moments from the Beach
- Holiday Let Potential
- Five Bedroom House
- Option of No Onward Chain
- Lounge Diner and Further Reception



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A unique opportunity to acquire a fantastic five-bedroom property with SELF CONTAINED TWO BEDROOM ANNEX with off road PARKING. The main house boasts period features, TWO BATHROOMS, LOUNGE DINER, FURTHER RECEPTION. Just a short walk to WEYMOUTH BEACH & TOWN CENTRE ideal multi family home or Investment.

Semi-Detached Home;

Entering into the hallway the ground floor comprises two reception rooms and kitchen, the open plan living room is a great size with ample space for dining table, sofas and additional furnishings benefitting from dual aspect and a large bay window. The office is located behind this, a great size with versatility as a downstairs bedroom if required. To the rear of the property the fitted kitchen is a fair size, with built in oven, hobs and storage cupboard with plumbing for a dishwasher.

The first floor offers three double bedrooms, all good sizes with additional space for wardrobes and units with the principal benefiting from large bay window. The family bathroom and separate shower room complete the first floor. The second floor comprises one double and one single bedroom, again good sized rooms with large dormer windows.

Annex;

The annex is well presented featuring modernised bathroom, two bedrooms, kitchen and living room. Both bedrooms are a good size, with the principal being a good-sized double. The living room is again a good size benefitting from dual aspect with additional space for small dining table. The shower room has been modernised featuring shower room, handwash basin and w/c. Completing the accommodation is the fitted kitchen, comprising multiple units and space for white goods.

The property can be accessed via both the front and the rear, with the rear supplying access to the annex and the main home. In addition there are two enclosed courtyard gardens to both the front and rear of the property. The property also boasts two off-road parking spaces located behind Carlton Road South, with steps leading down to the rear court

## Room Dimensions

### SEMI DETACHED HOUSE

Living Room 12'1"+bay x 10'6" (3.70+bay x 3.21)

Dining Room 12'9" x 9'2" (3.91 x 2.80)

Study 11'10" x 9'3" (3.61 x 2.82)

Kitchen 13'6" x 8'4" (4.12 x 2.55)

Bedroom One 12'0" x 10'9" (3.66 x 3.29)

Bedroom Two 10'8" x 9'4" (3.26 x 2.85)

Bedroom Three 9'5" x 9'4" (2.88 x 2.85)

### Bathroom

Shower Room 12'1" x 4'0"

Bedroom Four 12'5" x 10'3" (max) (3.80 x 3.13 (max))

Bedroom Five 14'9" x 9'10" (max) (4.50 x 3.00 (max))

### ANNEX

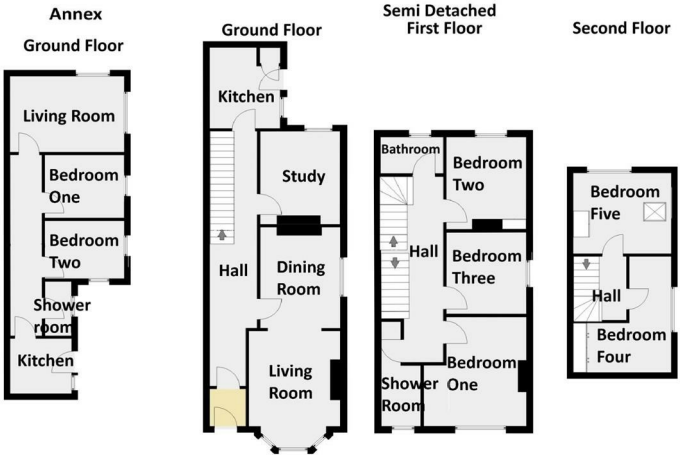
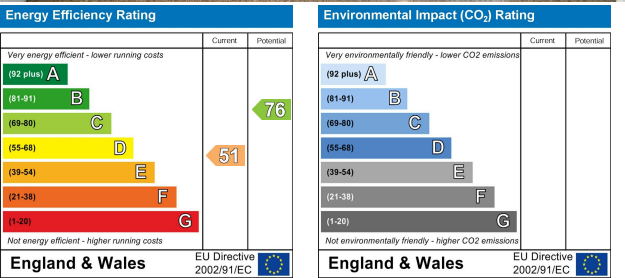
Living Room 13'5" x 9'7" (4.11 x 2.94)

Bedroom One 10'1" x 8'0" (3.09 x 2.44)

Bedroom Two 10'1" x 7'4" (3.08 x 2.24)

Kitchen 7'9" x 6'11" (2.38 x 2.13)

Bathroom 6'10" x 3'3" (2.10 x 1.01)



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