



AUSTIN  
ESTATE AGENTS



## Ricketts Close

Greenhill

Weymouth

Dorset

DT4 7UN

**£350,000**

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### SUMMARY

- Grade II Listed Terraced Home
- Spacious Accommodation Throughout
- Three Double Bedrooms
- Spacious Lounge / Diner
- Modern Fitted Kitchen
- Modern Family Bathroom, En-Suite Shower Room & Ground Floor WC
- Front Garden Area
- Allocated Parking
- Short Stroll to Greenhill Beach & Gardens
- No Onward Chain





## SUMMARY OF ACCOMMODATION

### GROUND FLOOR

#### Entrance Hallway

**Lounge / Diner** 20' 1" max x 18' 7" max (6.11m max x 5.67m max)

**Kitchen** 7' 1" x 9' 7" (2.15m x 2.91m)

**WC** 5' 9" x 2' 7" (1.74m x 0.78m)

### FIRST FLOOR

#### First Floor Landing

**Bedroom One** 15' 10" max x 11' 9" max (4.83m max x 3.58m max)

**En-Suite Shower Room** 3' 6" x 8' 9" (1.07m x 2.67m)

**Bedroom Two** 10' 6" max x 10' 10" max (3.21m max x 3.30m max)

**Bedroom Three** 9' 1" x 10' 10" (2.78m x 3.29m)

**Bathroom** 7' 2" max x 10' 6" max (2.19m max x 3.21m max)

### OUTSIDE

#### Front Garden Area

#### Allocated Parking



## THE PROPERTY

We are delighted to present this exceptionally spacious and characterful three-bedroom Grade II listed, terrace home, located just moments from the beautiful Greenhill Beach and Gardens. This well-maintained property showcases an abundance of original features and offers generous living accommodation throughout. Being offered for sale with no onward chain, viewing is highly recommended to fully appreciate the space, natural light, and charm this home has to offer.

Upon entering this property you are greeted by a light and welcoming entrance hallway with feature wood-twist staircase, high ceilings and doors to the ground floor cloakroom with low-level WC and wash hand basin, kitchen and lounge / diner. The tastefully fitted, modern kitchen features a range of wall and base units, electric hob, oven, extractor, plumbing for washing machine, and front-facing glazed window. At the rear of the property is the exceptionally spacious lounge/diner with tall ceilings and large picture window flooding the space with natural light.

On the first floor the spacious landing hosts doors to the three bedrooms, bathroom and double storage cupboard as well as loft access. Bedroom one is a generous double room with a front aspect glazed window, and en-suite shower room, comprising low-level WC, pedestal wash hand basin, shower cubicle, extractor fan, complementary tiling, and shaving point. Bedrooms two and three are both double rooms with rear aspect glazed windows. The family bathroom is well proportioned with a low-level WC, pedestal wash hand basin, panelled bath, independent shower cubicle, complementary tiling, extractor fan, and shaving point.

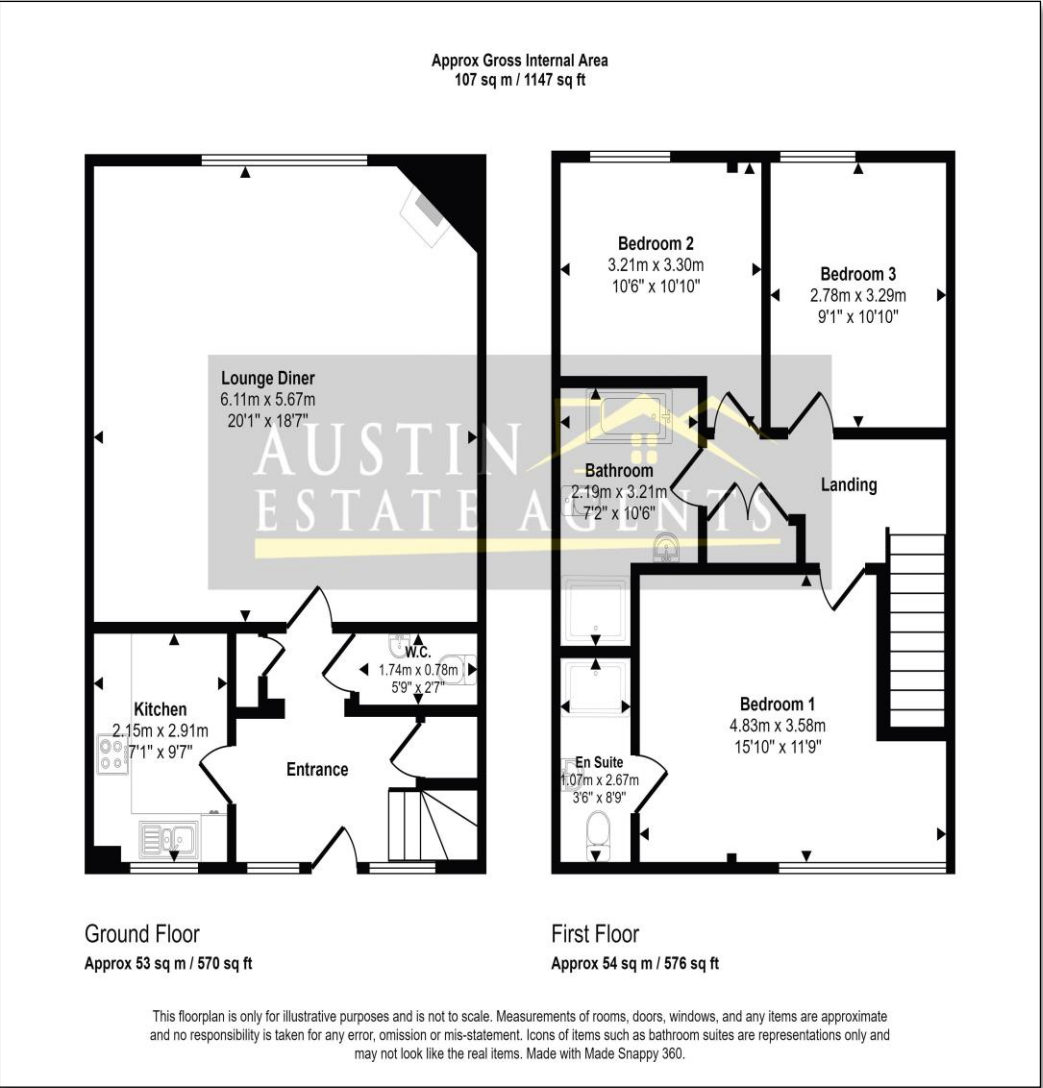
Externally, to the front of the property is an enclosed garden which is laid to lawn. The property also enjoys a private, allocated parking space.

This period property is situated in the highly desirable location of Greenhill and is within walking distance of local shops at Lodmoor Hill and amenities such as regular bus routes into Weymouth Town Centre and surrounding areas. The scenic Greenhill seafront and gardens are just a short walk away, making this home ideal for those seeking a relaxed coastal lifestyle.

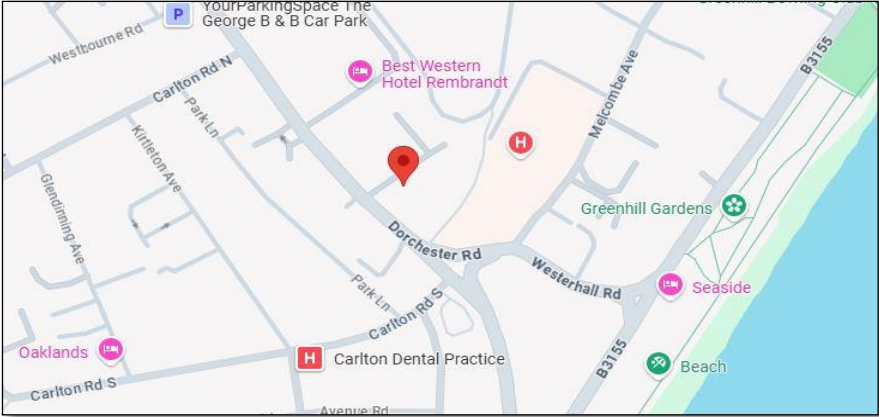
For further information, or to make an appointment to view, please contact the team at Austin Estate Agents.



FLOORPLAN:



LOCATION:



EPC:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX RATING: C      TENURE: Freehold

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MONEY LAUNDERING REGULATIONS 2003  
intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991  
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order.