



## **Ricketts Close** **, Weymouth DT4 7UN**

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

**Offers In Excess Of £295,000 Freehold**





## Location

### GROUND FLOOR

#### Entrance Hallway

#### Lounge / Diner

20'1" max x 18'7" max ( max x max)

#### Kitchen

7'1" x 9'7"

#### WC

5'9" x 2'7"

### FIRST FLOOR

#### First Floor Landing

#### Bedroom One

15'10" max x 11'9" max ( max x max)

#### En-Suite Shower Room

3'6" x 8'9"

#### Bedroom Two

10'6" max x 10'10" max ( max x max)

#### Bedroom Three

9'1" x 10'10"

#### Bathroom

7'2" max x 10'6" max ( max x max)

### OUTSIDE

#### Front Garden Area

#### Allocated Parking

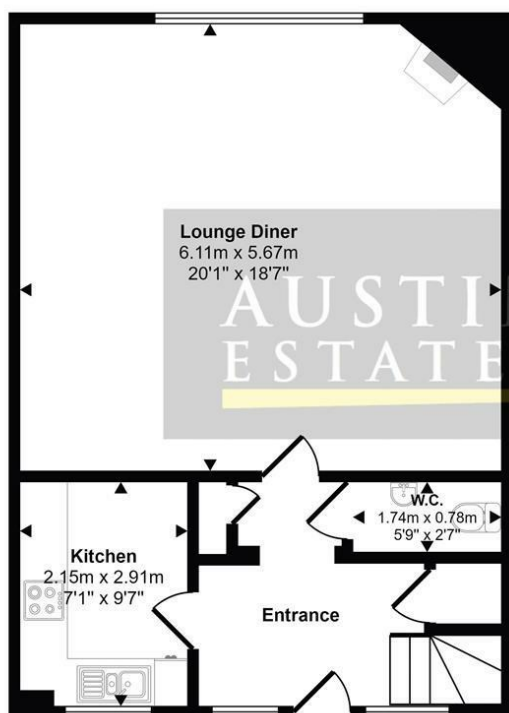




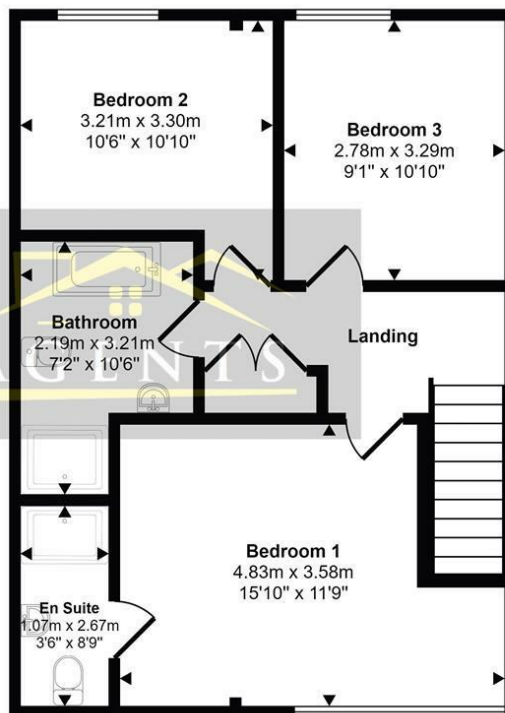
Local Authority  
Council Tax Band C  
EPC Rating D



Approx Gross Internal Area  
107 sq m / 1147 sq ft



Ground Floor  
Approx 53 sq m / 570 sq ft



First Floor  
Approx 54 sq m / 576 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

#### Weymouth Office

115 Dorchester Road, Weymouth,  
Dorset, DT4 7JY

#### Contact

01305 858470  
[info@austinpropertyservices.co.uk](mailto:info@austinpropertyservices.co.uk)  
[austinpropertyservices.co.uk](http://austinpropertyservices.co.uk)

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.