







37 Court Road, Weymouth, DT3 5DQ  
£1,450 Per Month

House - Semi-Detached

 3  1  2 



£1,450 Per Month

# 37 Court Road

Weymouth, DT3 5DQ

- THREE BEDROOM SEMI-DETACHED HOUSE
- KITCHEN, SHOWER ROOM & SEPERATE CLOAKROOM
- UPVC DOUBLE GLAZED WINDOWS
- PRIVATE ENCLOSED REAR GARDEN
- AVAILABLE NOW
- TWO RECEPTION ROOMS
- GAS CENTRAL HEATING
- OFF ROAD PARKING
- SORRY NO PETS OR SMOKERS

A spacious three bedroom semi-detached house located in this popular cul-de-sac position at Broadway. The property has two reception rooms, kitchen, separate cloakroom, shower room, gas central heating, UPVC double glazed windows, off road parking space to front, and a private enclosed rear garden. SORRY NO PETS OR SMOKERS.



**ENTRANCE HALL**  
**LIVING ROOM**  
**SECOND RECEPTION ROOM**  
**KITCHEN**  
**CLOAKROOM**  
**FIRST FLOOR LANDING**  
**BEDROOM ONE**  
**BDROOM TWO**  
**BEDROOM THREE**  
**SHOWER ROOM**  
**OUTSIDE**  
**COUNCIL TAX**  
Band C



## INFORMATION

### Construction

Traditional cavity wall construction with brick elevations under a tiled roof

### Broadband (estimated speeds)

Standard 16 mbps

Superfast 80 mbps

Ultrafast 1000 mbps

### Flood Risk

Rivers & Seas Very Low

Surface Water Very Low

### Services

The property is supplied with mains gas, electricity and water, and mains drainage.

## LEGAL DISCLAIMER

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All

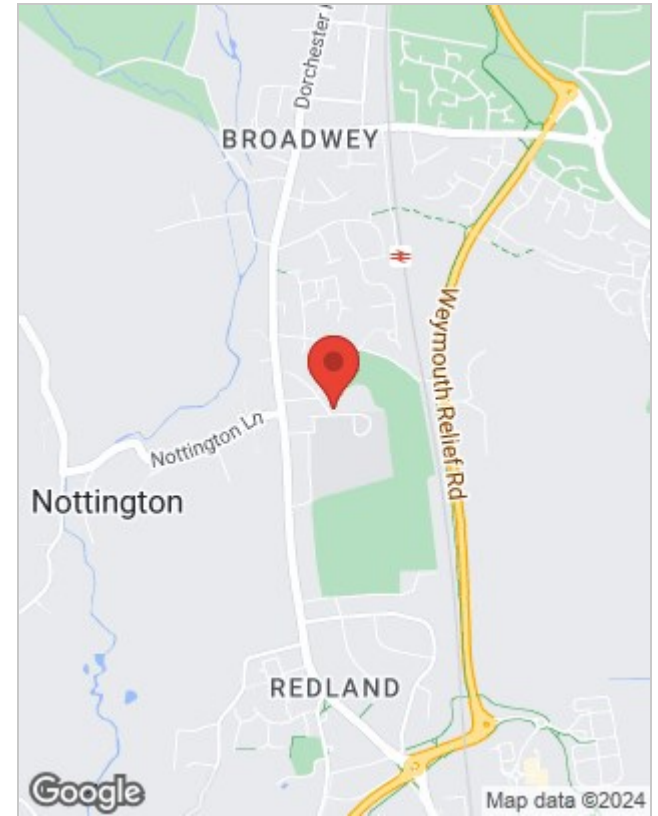


measurements are approximate. Any details including (but not limited to): lease details, service charges, ground rents & covenant information are provided by the vendor and you should consult with your legal advisor/ satisfy yourself before proceeding. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

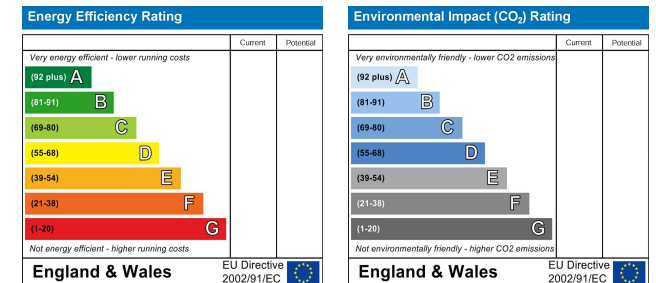
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our Hull Gregson & Hull Lettings Office on 01305 776 666 if you wish to arrange a viewing appointment for this property or require further information.

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