



7 Stanley Street  
Weymouth, DT4 7JB

**Asking Price £250,000 Freehold**



## 7 Stanley Street Weymouth, DT4 7JB

OFFERED WITH NO ONWARD CHAIN This well-presented three bedroom terraced home is ideally situated in the heart of Weymouth. This property offers versatile accommodation including a breakfast room, separate dining room, utility room and convenient downstairs shower room. Upstairs features three bedrooms and a family bathroom. Ideally positioned close to local amenities, transport links and the sea front, making this an excellent home or investment opportunity.

**Porch**  
3'11" x 2'7" (1.2 x 0.8)  
Internal Door leading to the hallway

**Hallway**  
8'2" x 2'7" (2.5 x 0.8)  
Door leading to the living room

**Living Room**  
10'9" x 10'5" (3.3 x 3.2 )  
fireplace

**Dining room**  
11'1" x 8'6" (3.4 x 2.6)  
fireplace

**Breakfast Room**  
10'2" x 4'7" (3.1 x 1.4)  
patio doors leading to rear garden

**Kitchen**  
13'5" x 8'2" (4.1 x 2.5)  
Fitted with a modern kitchen comprising of a sink unit set into work tops with a range of drawers and cupboards below, four ring gas hob and electric oven, wall mounted cupboards. door leading to utility room

**Utility**  
8'2" x 4'7" (2.5 x 1.4)  
Fitted cupboards & worktop for a washing machine and dryer.

**Downstairs Shower room**  
8'2" x 3'7" (2.5 x 1.1)  
fitted with tiled shower, wash hand basin & WC

**Bedroom 1**  
10'5" x 13'9" (3.2 x 4.2)  
Bay window, chimney breast

**Bedroom 2**  
11'1" x 8'10" (3.4 x 2.7)  
chimney breast





**Bedroom 3**  
7'2" x 5'2" (2.2 x 1.6)  
loft hatch

**Bathroom**  
8'2" x 5'2" (2.5 x 1.6)  
fitted with a roll top bath, wash hand basin & WC

**Outside**  
Decking, patio, outside storage & rear access

**Parking**  
On street Parking

**Council tax**  
Band B with Dorset Council

**Construction**  
Traditionally built with rendered elevations under a pitched roof

**Flood Risk**  
Rivers and sea very low risk and surface water  
Medium risk

**Phone & Broadband Signal Strength & Coverage**  
Vodafone & O2 signals are strong, 3 & EE are average  
TV, Sky & BT are available Virgin in not available  
Broadband estimated standard 15 mbps  
superfast 80 mbps ultrafast 1800 mbps

**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 Plan

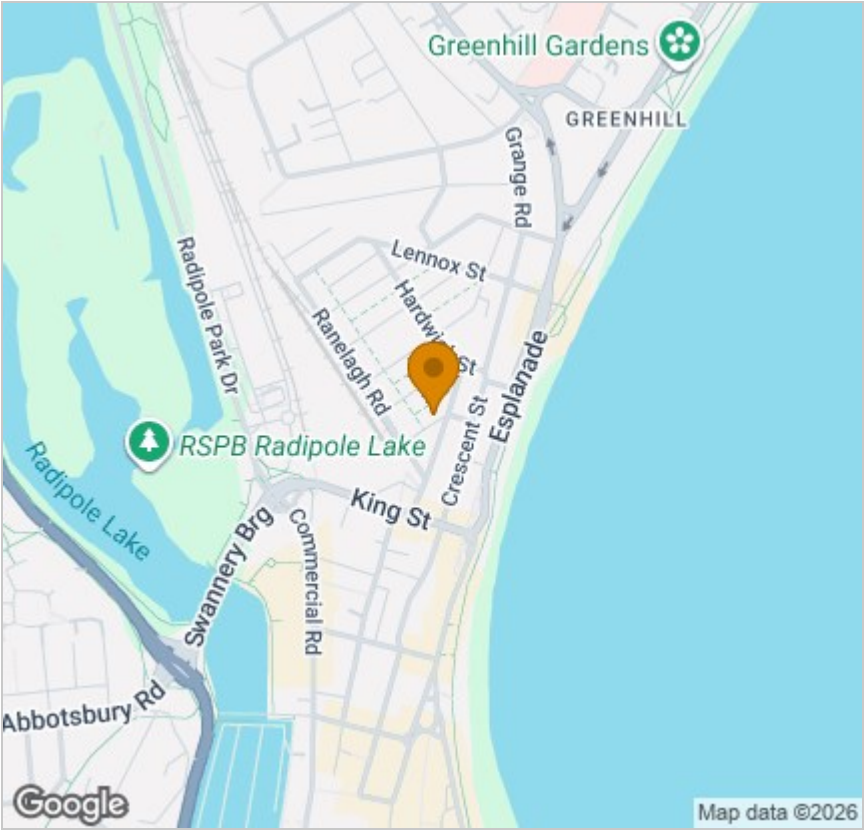


Viewing

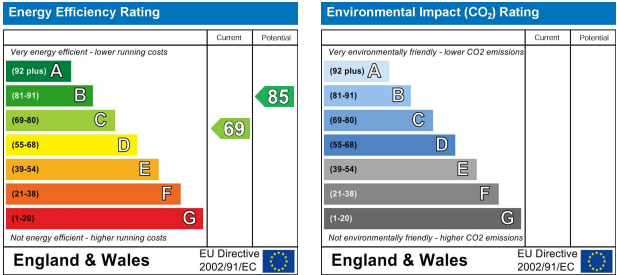
Please contact our Hull Gregson & Hull Weymouth Office on 01305 776 666 if you wish to arrange a viewing appointment for this property or require further information.

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.

Area Map



Energy Efficiency Graph



35 St Thomas Street, Weymouth, DT4 8EJ  
Tel: 01305 776 666 Email: property@hgh.co.uk www.hgh.co.uk