



Canberra Road | Weymouth | Dorset | DT3 6AH

£210,000

BEAUMONT  JONES

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Offered with no forward chain is this spacious three bedroom semi detached home offering an abundance of living accommodation and potential throughout. Perfectly located close to local amenities and within great school catchment. The accommodation comprises a good sized kitchen, lounge, separate dining room, several lean too's, additional reception room/snug overlooking the rear garden with WC, three bedrooms, family bathroom, loft room and a large Westerly facing rear garden.

- Three Bedrooms plus Loft Room
- Extended Semi Detached Family Home
- Set on a Generously Sized Plot
- Offered with No Forward Chain
- Perfect First Time Purchase
- In Need of Modernisation Throughout

Full Description

Entrance is via the front door opening into a useful porch with stairs rising to the first floor and further doors opening into the downstairs accommodation. The living room is a generous size with a front aspect double glazed window and double wooden doors opening into the dining room. The dining room offers ample space for dining furniture, internal window and sliding doors open into the lean too. There are two lean too's providing side and rear aspect windows, side and rear aspect double glazed sliding doors leading onto the gardens and doors lead into the snug and kitchen. The snug offers a rear aspect double glazed window and a sliding door



This property offers an abundance of space and potential.



opens into the shower/wet room, this room comprises a low level WC, wash hand basin and a wall mounted shower. The kitchen offers base level units with space and plumbing for a washing machine, space for an oven and fridge freezer, dual aspect windows and understairs cupboard.

Returning to the hallway, stairs rise to the first floor landing offering a large cupboard, rear aspect window and doors to three bedrooms and family bathroom. The master bedroom is a very generous size with dual aspect double glazed windows. Bedroom two is a further great sized room with a front aspect double glazed window. Bedroom three is also a good sized room with a front aspect double glazed window and stairs rise to the loft room. The family bathroom offers a four piece suite with a walk in shower, panel enclosed bath, low level WC, wash hand basin and a rear aspect double glazed window. The loft room is a very useful space offering a side aspect double glazed Velux window.

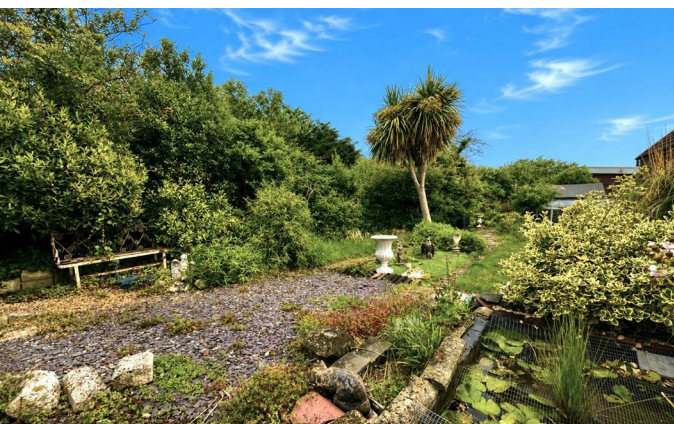


Outside the property sits upon a very substantial plot, the Westerly Facing rear garden is mostly laid to lawn with mature shrubs and trees, in addition there are ponds and a great sized patio area creating the perfect space for a table and chairs. Side access leads to the front garden which comprises of mature shrubs, trees and potential for off road (kerb needs to be lowered, subject to planning permission).



The property is located in Canberra Road. The location is extremely convenient for local amenities, doctors, schools and grocery shops such as Chalbury food and wine store in Preston, Morrisons Daily, Home Bargains and Goulds Garden Centre. Nearby there is a regular bus route, Upwey train station with direct links to Bristol Temple Meads and London Waterloo and excellent road and cycle links to both Weymouth and Dorchester. The surrounding countryside encourages lovely walks and hikes, and the stunning





coastline of Weymouth Bay and Preston beach, is just a short distance away.

Rating Authority: - Dorset (Weymouth & Portland) Council.
Council Tax Band B. Services: - Mains electric & drainage.

Agents Notes- EPC TO FOLLOW.

Disclaimer: - Beaumont Jones and their clients have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs, plans and measurements are for guidance only and are not necessarily comprehensive. It should be assumed that the property has all necessary Planning, Building Regulations or other consents, and Beaumont Jones have not tested any services, equipment or facilities.

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The perfect first time buy and offered with no forward chain.

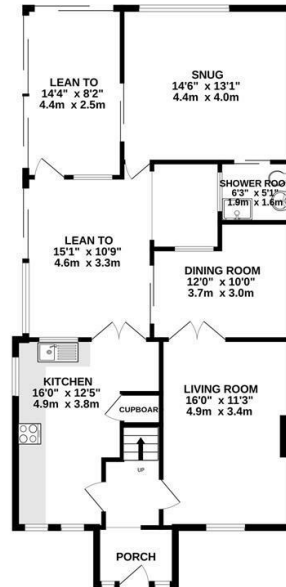




Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

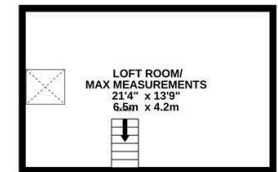
GROUND FLOOR
1046 sq.ft. (97.1 sq.m.) approx.



1ST FLOOR
539 sq.ft. (50.0 sq.m.) approx.



2ND FLOOR
294 sq.ft. (27.3 sq.m.) approx.



TOTAL FLOOR AREA: 1878 sq.ft. (174.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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We value more than your property

33 St Thomas Street
Weymouth
Dorset
DT4 8EJ
01305 787434
sales@beaumontjones.co.uk
www.beaumontjones.co.uk