



Sussex Road

, Weymouth DT4 0PL

- No forward chain
- Three bedroom
- School catchment area
- Potential for off road parking
- Large rear garden
- Full refurbishment

£210,000 Freehold





Front of the property

Attractive front garden with a brick wall boundary and gated access. Pathway leads through the garden to steps rising to the front entrance.

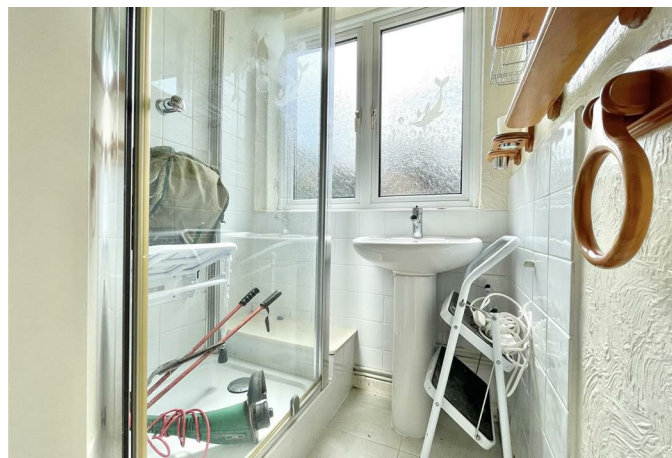
Entrance

Accessed via a double-glazed front door. Hallway with stairs leading to the first floor, fuse board, and power points. Doorway opens into the lounge.

Lounge

11'9" x 12'5"

Bright and spacious room with a front-aspect double-glazed window. Under-stairs storage cupboard featuring lighting, power, and a side-aspect obscured double-glazed window. Stone surround gas fireplace. Power points. Door to the kitchen.



Kitchen

9'2" x 9'6"

Rear-aspect double-glazed window overlooking the garden. Fitted with a range of wall and base units, work surfaces, and a stainless steel sink with drainer. Space provided for a washing machine, oven, and fridge/freezer. Power points and partially tiled walls. Access to a storage cupboard and a double-glazed rear door leading to the garden. Door to:

Storage area

4'7" x 4'11"

Tiled flooring, power points, and a wooden sliding door leading to:

Shower room

3'11" x 4'11"

Rear-aspect obscured double-glazed window, shower cubicle with glass door, and hand wash basin.

Seperate WC

2'7" x 4'7"

Side-aspect obscured double-glazed window and low-level WC.

First floor landing

Side-aspect double-glazed window and loft access via hatch. Doors leading to all bedrooms.

Bedroom one

8'10" x 18'0"

Spacious double bedroom with a rear-aspect double-glazed window, power points, a

feature fireplace, and housing for the water tank.

Bedroom two

8'6" x 12'1"

Front-aspect double-glazed window, power points, feature fireplace, and built-in wardrobe.

Bedroom three

8'10" x 9'2"

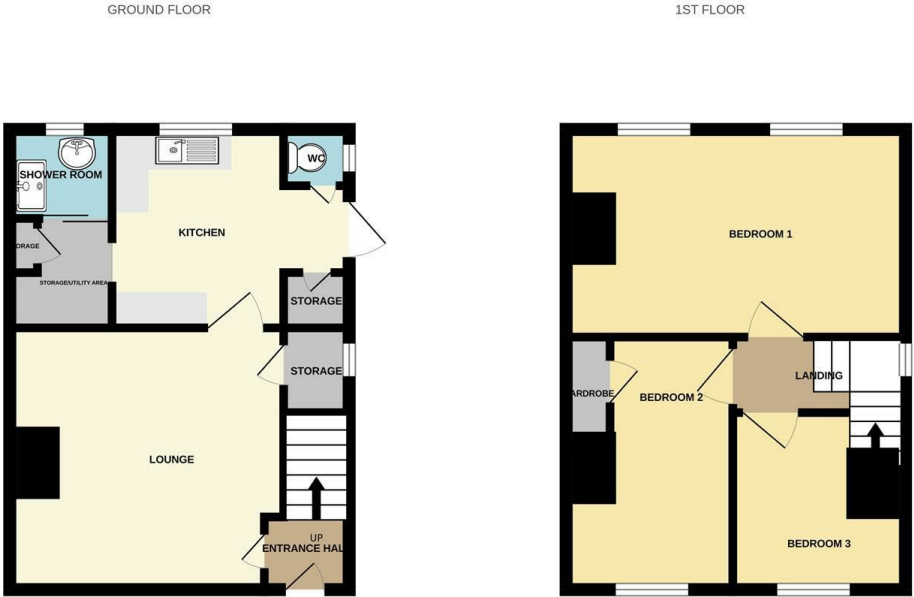
Front-aspect double-glazed window and power points.

Rear garden

Generous rear garden mainly laid to lawn and fully enclosed with fencing. Includes space for garden sheds and a wooden gate providing side access to the front of the property.



Local Authority
Council Tax Band **B**
EPC Rating **F**



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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