



Plot 472 Markham Fields 43 Markham Avenue
Weymouth, DT4 0QL

£295,000 Freehold



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Markham Fields. Plot 472. The property is a semi detached IRIS house type example 3D Tour & TikTok are available (plots may vary) . Comprising of a Two double bedroom house with a South West Facing rear garden and two side by side parking spaces in front. Internally there is a lounge with French Doors opening onto a full width patio & SOUTH WEST FACING rear garden, a contemporary kitchen with modern fitted kitchen supplied by Kitchen Craft with built in appliances including double oven, 4 ring gas hob and integrated dish washer plus. On the first floor are two double bedrooms plus a family bathroom. Located on Markham Fields with no road access to the rest of the development. situated just within a mile from Weymouth Town Centre Harbourside and Esplanade (plots may vary). All properties come with a 10 year NHBC warranty, gas central heating, UPVC double glazed windows, and LVT flooring to the ground floor included supplied by Top Mark in Weymouth. Plot 472 is ready for occupation. N.B. There is a site service charge of £295 per annum. N.B. photos shown are of a similar property

Entrance Hall

Cloakroom

6'2" x 4'3" (1.90 x 1.30)

Wash hand basin set in to cabinet, WC with concealed cistern

Lounge

18'0" x 11'1" (5.50 x 3.40)

French doors to south west Facing patio and rear garden

Kitchen

14'1" x 7'2" (4.30 x 2.20)

Kitchen supplied can fitted by Kitchen Craft , Contemporary range of kitchen units with appliances including 4 ring gas hob, cooker hood, double oven, and dish washer, + Plumbing for washing machine and space for Fridge freezer

Landing

Airing Cupboard housing gas boiler

Bedroom 1

11'1" x 11'1" (3.40 x 3.40)

Bedroom 2

14'1" x 9'2" (4.30 x 2.80)

Bathroom

7'2" x 6'6" (2.20 x 2.00)

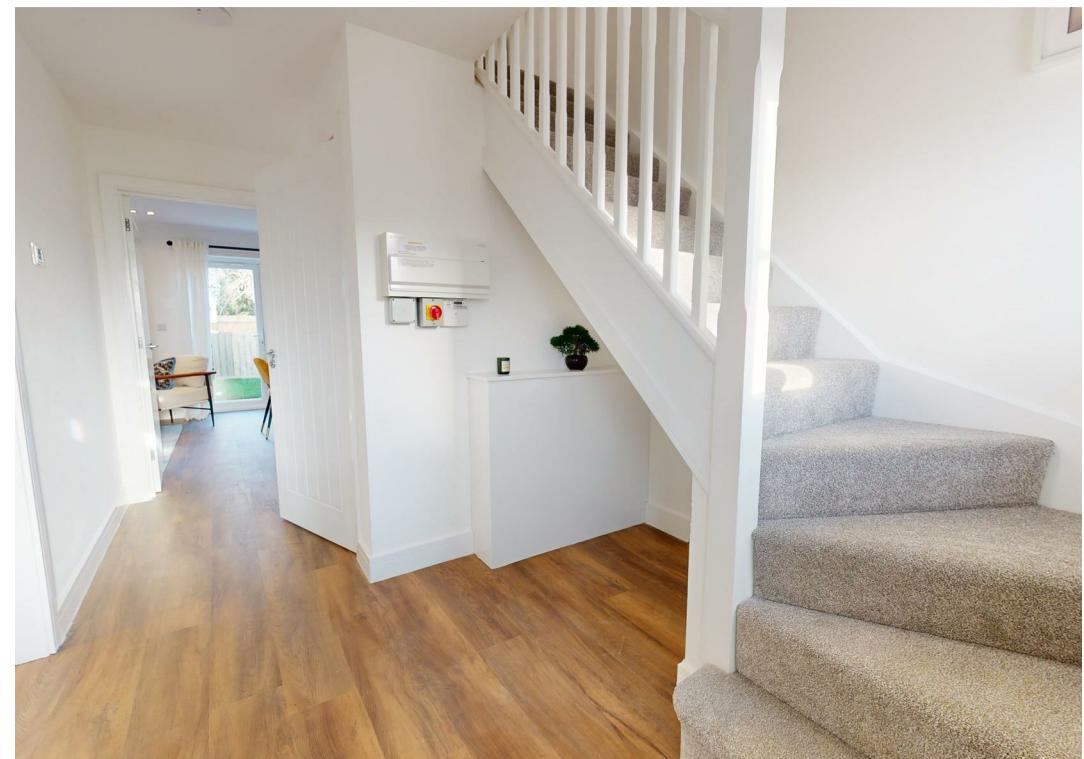
White suite with panel bath with shower and screen above, wash hand basin set in to cabinet, wc with concealed cistern, towel radiator

Outside

Small garden to front plus South West facing rear garden with patio across the house and the remainder to turf and with fenced surround, there is outside lighting, a water tap and power points

Parking

Two side by side parking spaces in front





Construction

The property is traditionally built with cavity walls with a brick & render elevations under a pitched roof.

The properties are built to comply with modern building regulations with mobility access

Service Charge

Site service service charge of £295 managed by Curtis Fields Management Company

Council Tax

To be assessed

Covenants

A list of the Curtis Fields Covenants is available on request

Utility Supplies

Mains gas, electricity, water and drainage connected, Water supply is metered

Phone and Broadband signal strength and coverage

Mobile phone signals are strong, Internet and broadband not yet connected so not yet assessed

Flood Risk

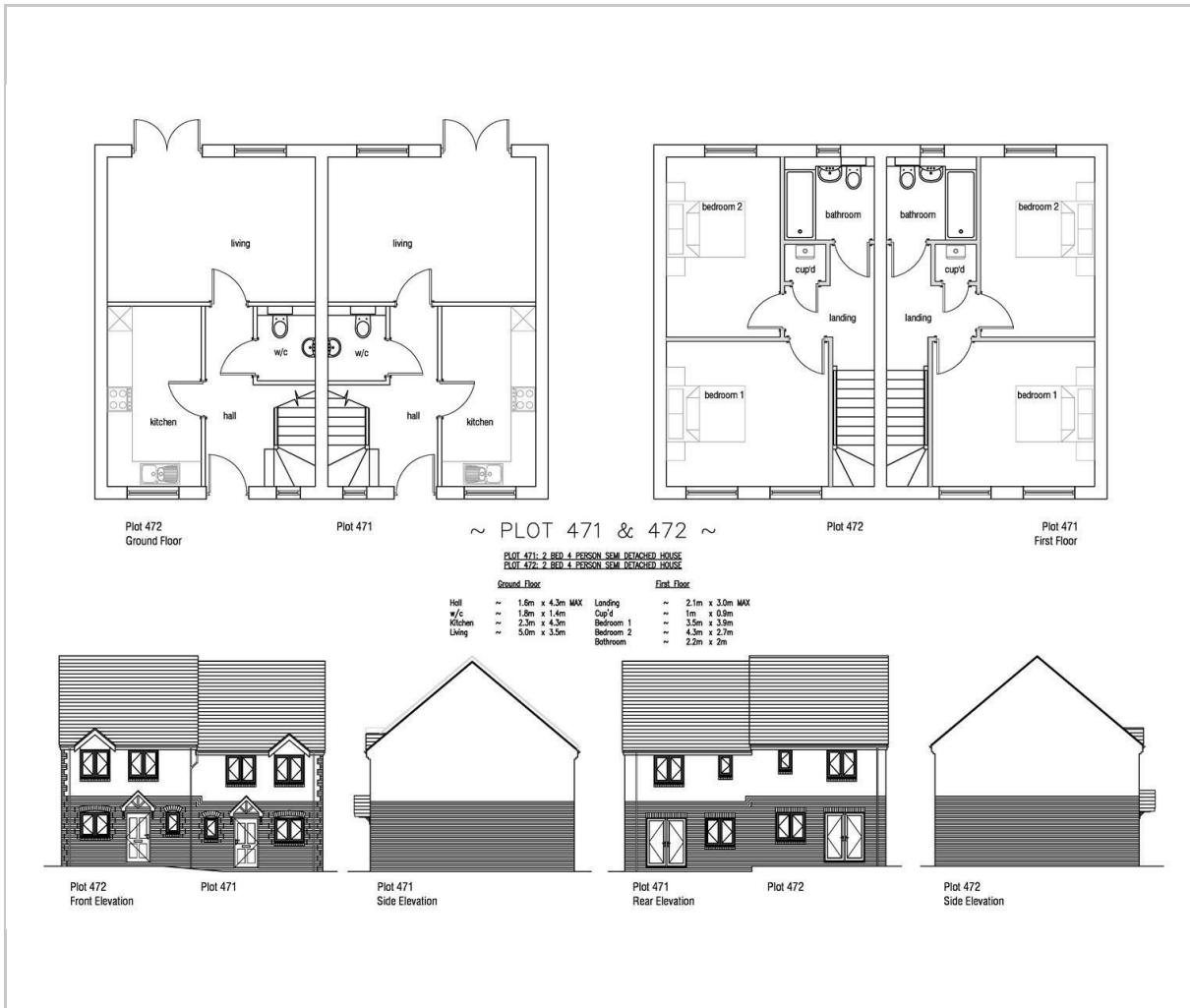
Awaiting assessment

Legal Disclaimer

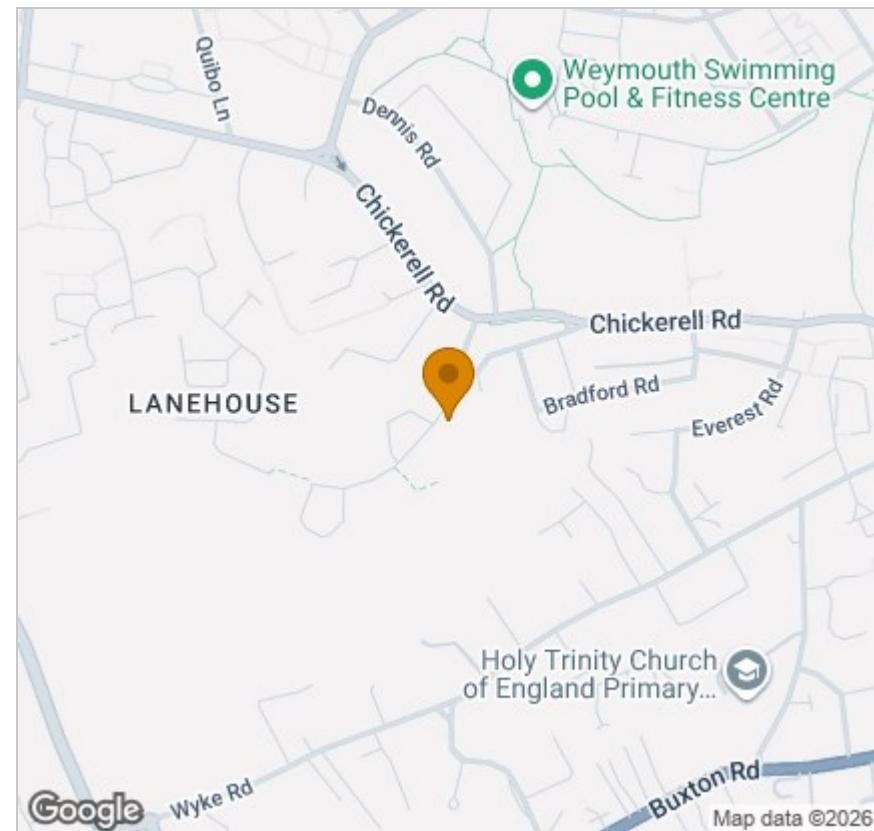
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Floor Plan



Area Map



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.

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Energy Efficiency Graph

