

23 Markham Avenue, Weymouth - DT4 0QL

£285,000

DIRECT MOVES









23 Markham Avenue

Weymouth

Three-bedroom semi, open plan kitchen-diner, cosy lounge with fireplace, built-in wardrobes, garage, off-road parking, and a landscaped garden near Rodwell Trail and schools.
Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Three bedroom semi-detached home
- Off-road parking and garage with power
- Well-maintained tiered landscaped garden
- Patio area for outdoor entertaining
- Open plan kitchen and dining area
- Fireplace (cosy living atmosphere)
- Built-in mirrored wardrobes in bedrooms
- Highly desirable school catchment area
- Walking distance to Rodwell Trail

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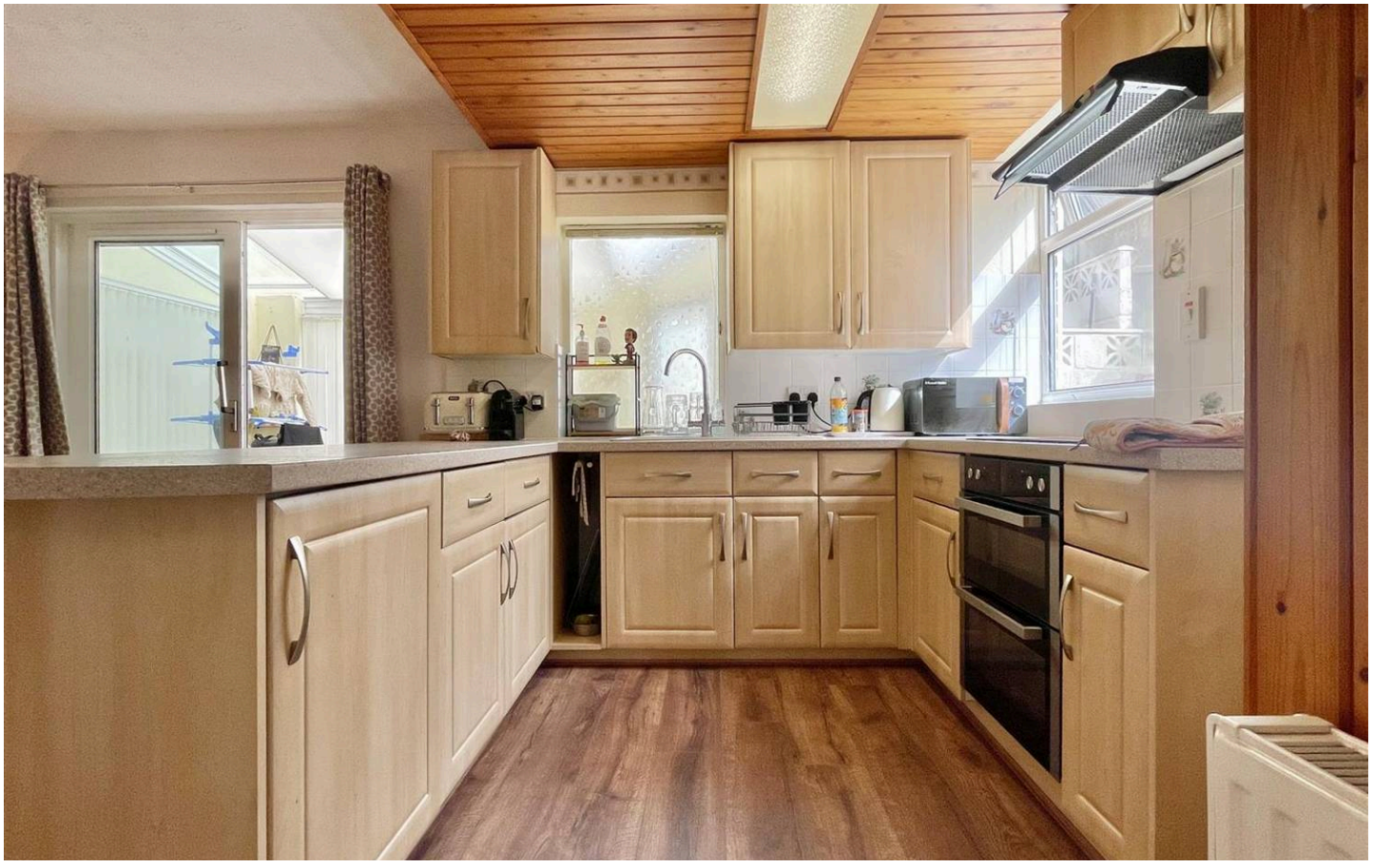


Entrance Hall
Stairs leading to the first floor, radiator, doors leading to

Lounge
10' 10" x 11' 11" (3.30m x 3.64m)
Front aspect room with open views, double glazed window, radiator , picture railing, fireplace with brick and mantle surround.

Kitchen / diner
12' 5" x 18' 3" (3.78m x 5.56m)
Kitchen Double aspect room, fitted eye and base units, larder, integral four ring electric hob, oven extractor fan, under stairs storage cupboard housing electric meters and fuse box, radiator, integrated fridge, sink with stainless steel taps and draining board. Dining area Double gazed sliding doors leading to conservatory, radiator, fireplace with brick and mantle surround.

Sun Room
6' 2" x 12' 9" (1.88m x 3.88m)
Dual aspect double glazed windows overlooking the garden double glazed door leading to the garden, walk in cupboard housing wall mounted Worcester boiler, space for washing machine.







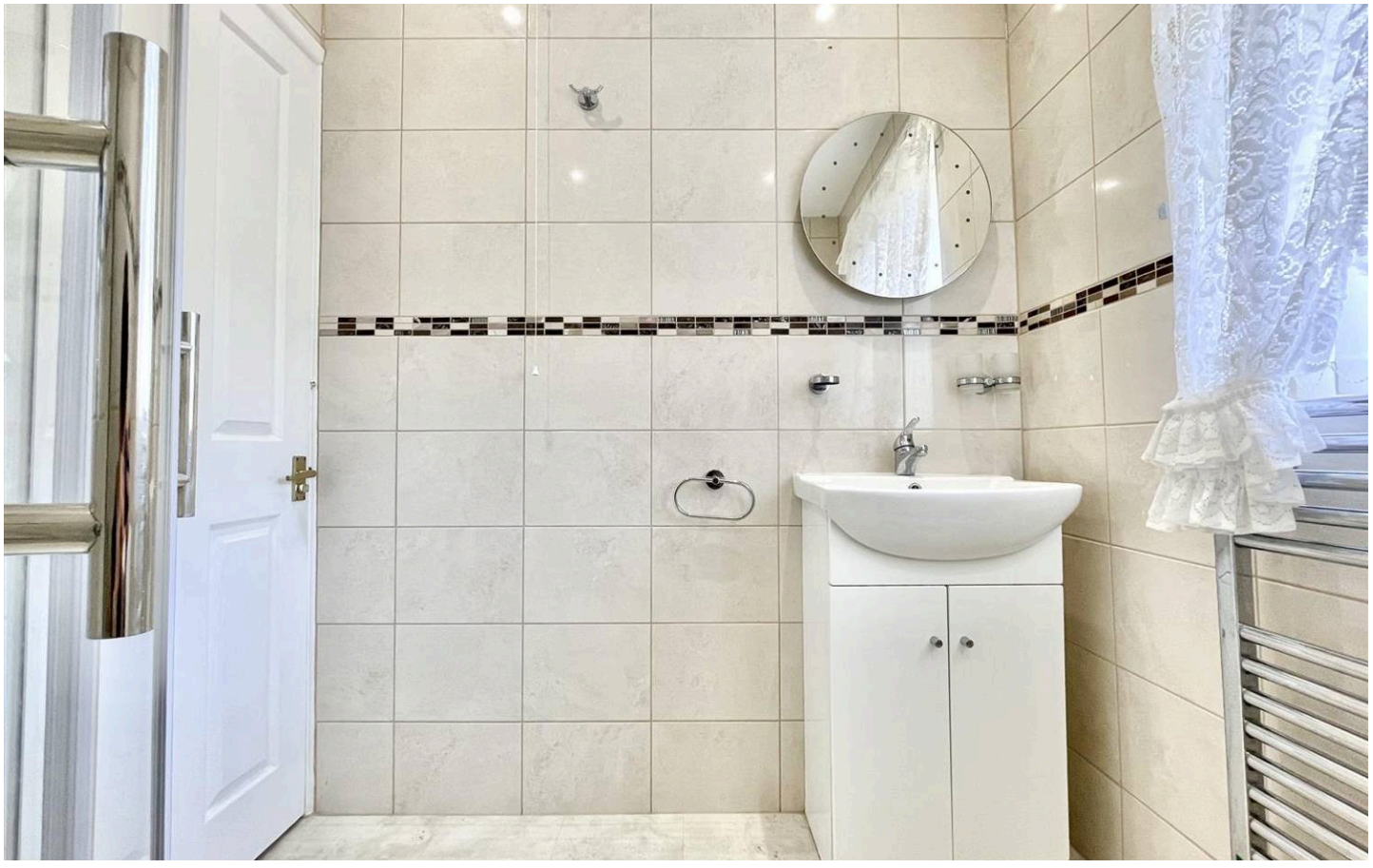
Landing
Side aspect, double glazed window loft access via hatch, radiator doors leading to

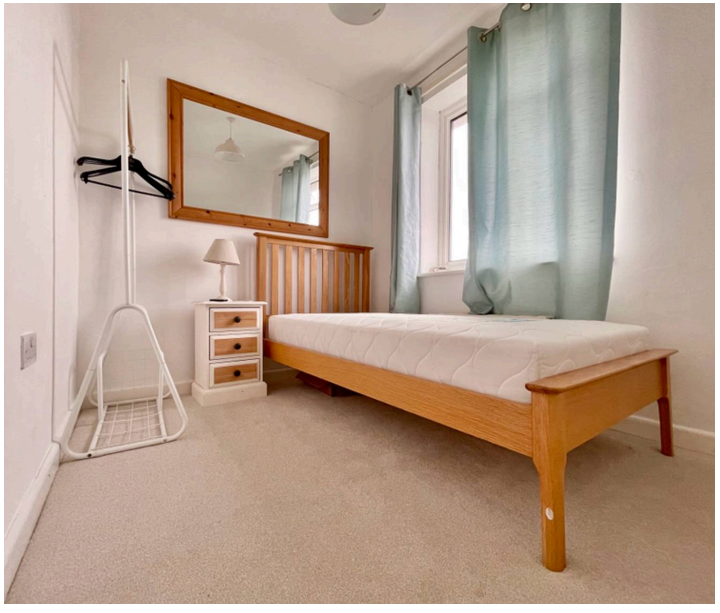
Bedroom 1
8' 6" x 12' 6" (2.60m x 3.81m)
Rear aspect room, double glazed window overlooking the rear garden, radiator, wall to wall built in wardrobe with sliding doors.

Bedroom 2
8' 3" x 11' 6" (2.52m x 3.50m)
Front aspect room, double glazed window providing open views, radiator, wall to wall built in wardrobe with sliding door doors

Bedroom 3
6' 11" x 8' 0" (2.10m x 2.43m)
Front aspect room, double glazed window providing open views, radiator.

Shower room
6' 1" x 6' 11" (1.86m x 2.10m)
Rear aspect room, double glazed obscured window fully tiled throughout vanity hand wash basin with stainless steel taps and storage underneath, low-level WC, towel rail, oversized shower cubicle with glass screen, extractor fan.







REAR GARDEN

Three tiered garden which has steps leading around the garden. Wall and fence enclosed, decking area, space for shed. Gate leading to the rear of the property and door leading to the garage. Path leading to the front of the property

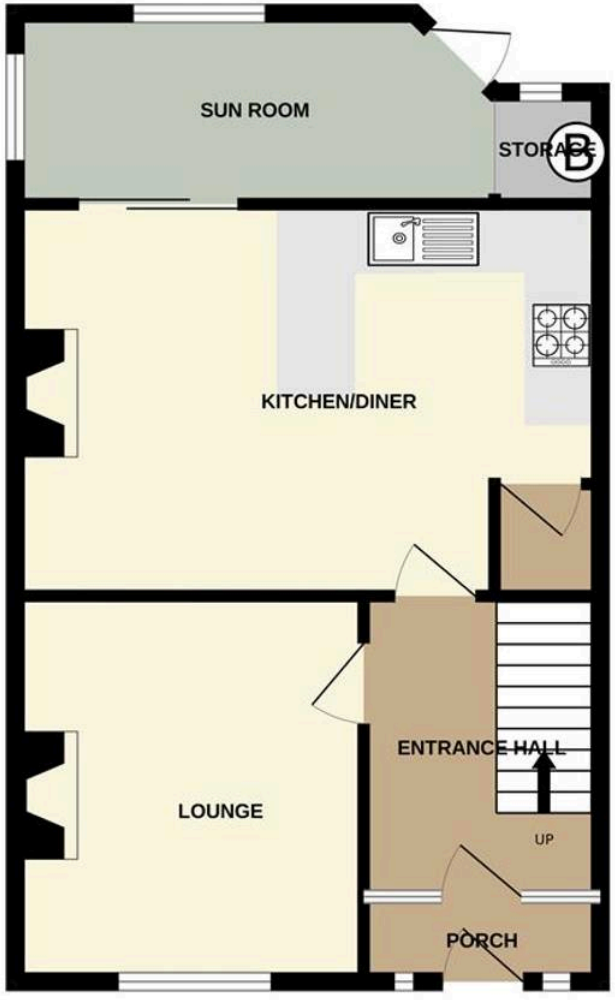
GARAGE

Double Garage

The rear driveway is accessed via Francis Road, and there is hardstanding for one small car in front of the garage. The garage has an up and over door, with power and lighting, and there is pedestrian access to the rear garden.

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GROUND FLOOR
524 sq.ft. (48.7 sq.m.) approx.



1ST FLOOR
440 sq.ft. (40.9 sq.m.) approx.



TOTAL FLOOR AREA : 964 sq.ft. (89.5 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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Measurements & Floorplans All measurements and room dimensions are approximate and quoted for guidance only. Floorplans are provided for illustrative purposes only; they are not to scale and must not be relied upon as precise representations of layout or size. Fixtures & Appliances No appliances, central heating systems, services, or specific fittings referred to within these particulars have been tested by the agent. Intending purchasers are strongly