



Cromwell Road | | Weymouth | DT4 0JH

Offers Over £240,000

BEAUMONT  JONES

**Cromwell Road |
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Offers Over £240,000**

We are delighted to offer an immaculate two double bedroom bay-fronted period terraced house situated within walking distance of the town centre. This perfect first time purchase boasts a generous sized lounge/diner with a multi fuel stove, modern fitted shaker style kitchen, two double bedrooms, beautiful bathroom with a freestanding roll-top bath plus shower cubicle and a generous sized level rear garden with gated rear access. Viewing is highly recommended to be appreciated.

- Immaculate Two Double Bedroom Period Terrace House
- Modern Fitted Shaker Style Kitchen
- Level Rear Garden With Gated Rear Access
- Perfect First Time Purchase
- Well-Presented Throughout
- Beautiful Bathroom With A Freestanding Roll-Top Bath Plus Shower Cubicle
- Spacious Lounge/Diner With A Multi Fuel Stove
- Well-Regarded Schools Close By

Full Description

Entrance into this beautiful home is via a front aspect double glazed composite door leading into a small vestibule with a wooden glazed door leading through to through to the hallway with stairs rising to the first floor. Built-in under stairs storage cupboard, a door leads through to the lounge/diner and an opening leads through to the modern kitchen. The generous sized lounge/diner boasts a front aspect double glazed bay window, rear aspect double glazed window, beautiful multi fuel stove, plenty of space for furniture and a large dining table and chairs. The modern fitted shaker style kitchen comprises eye and base level units with work



This well-presented home is the perfect first time purchase within walking distance of the town centre.



surfaces over, double integral oven with inset four ring electric hob and extractor fan over, space and plumbing for a washing machine, space for a fridge/freezer, kitchen cupboard houses the gas combination boiler, built-in under stairs cupboard with power points, tiled flooring, dual aspect double glazed windows and a side aspect double glazed door leading out onto the level rear garden.

The first floor offers a landing area with loft access via a hatch with a pull down ladder with great scope to convert to a further bedroom STPP with a skylight already in place. Doors lead through to the two double bedrooms and beautiful bathroom. Bedroom one is a generous sized double offering a front aspect double glazed bay window, feature fireplace and plenty of space for furniture and a large bed. Bedroom two is double offering a rear aspect double glazed window, feature fireplace and plenty of space for furniture and a double bed. The generous sized bathroom comprises a beautiful suite including a freestanding roll-top bath with floor mounted mixer taps, shower cubicle with a wall mounted shower system, vanity wash hand basin, low level WC, rear aspect double glazed window and tiled flooring.

Outside offers a generous sized level garden laid to patio, lawn and a raised decking area with gated rear access. The front garden is laid to shingle with a path leading to the front door.

The property is well located with amenities nearby. There is a Londis convenience store and Pharmacy a little further down on Abbotsbury Road. Weymouth town centre and harbour is within walking distance. The Marsh offers a lovely open green space nearby for walks and Weymouth swimming pool is also close-by. This is an excellent school catchment area with good primary and secondary schools within easy reach.





Rating Authority: - Dorset (Weymouth & Portland) Council.
Council Tax Band B.

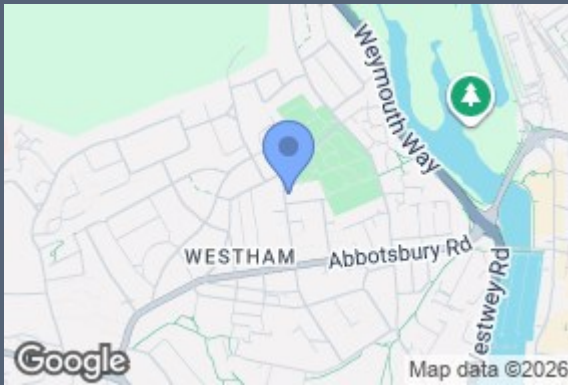
Services: - Mains gas, electric & drainage.

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.

Beaumont Jones is a member of The Property Ombudsman scheme and subscribe to The Property Ombudsman Code of Practice.

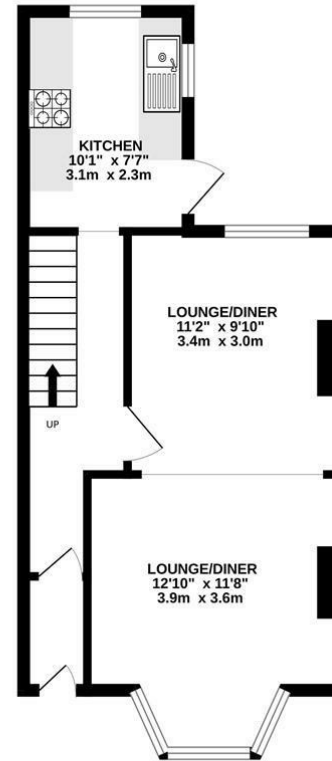


The property boasts a level rear garden with gated rear access plus a modern kitchen and a beautiful bathroom suite.

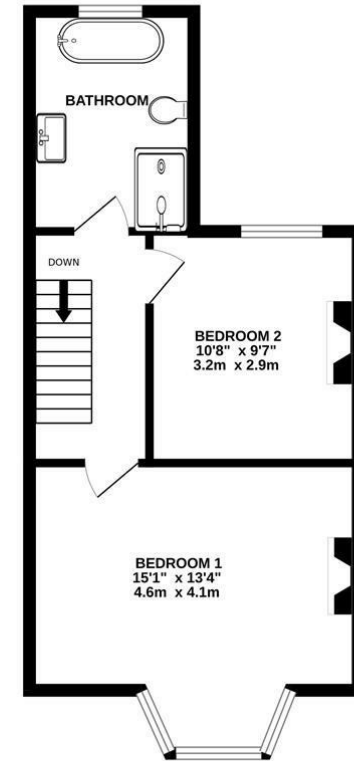


| Energy Efficiency Rating | |
|---------------------------------------------|----------------------------|
| Current | Potential |
| Very energy efficient - lower running costs | |
| (92 plus) A | |
| (81-91) B | |
| (69-80) C | 76 |
| (55-68) D | 63 |
| (39-54) E | |
| (21-38) F | |
| (1-20) G | |
| Not energy efficient - higher running costs | |
| England & Wales | EU Directive 2002/91/EC |

GROUND FLOOR
394 sq.ft. (36.6 sq.m.) approx.



1ST FLOOR
403 sq.ft. (37.4 sq.m.) approx.



TOTAL FLOOR AREA: 797 sq.ft. (74.1 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

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