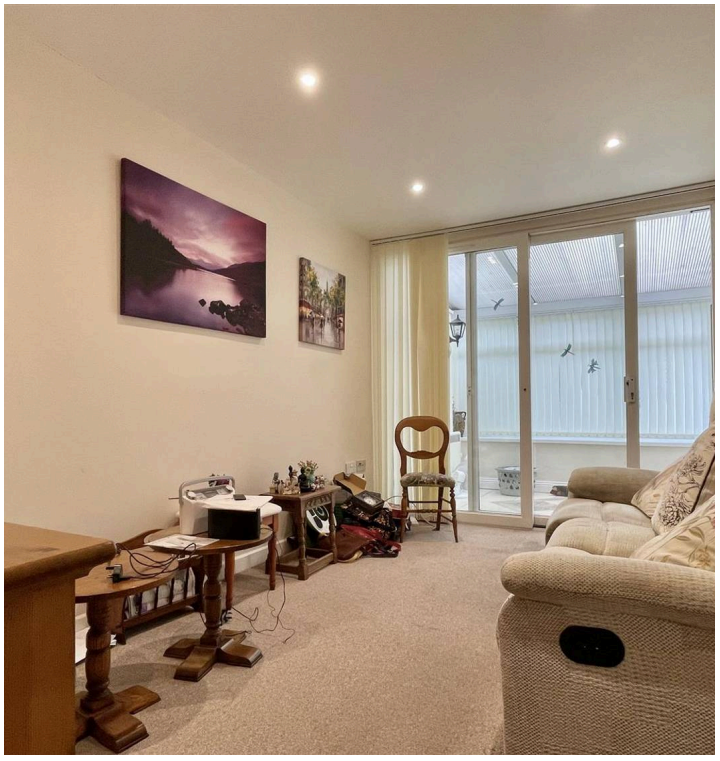


Flat 2, 89 Dorchester Road, Weymouth - DT4 7JY

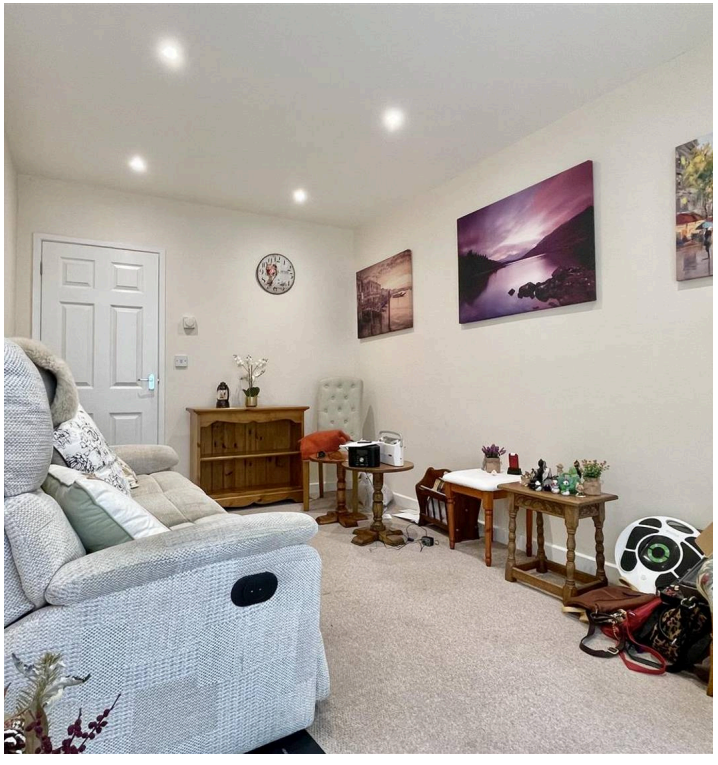
£158,950

DIRECT MOVES









Flat 2

89 Dorchester Road, Weymouth

Beautiful ground floor Victorian flat with bay windows, double bedroom, modern kitchen, conservatory, private garden, shed, 900+ year lease, no chain, and on-road parking.
Council Tax band: TBD

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Private enclosed garden
- 900+ year lease
- No forward chain, priced to sell quick
- Victorian architecture
- Bay windows
- Beautifully presented ground floor apartment
- Generously proportioned double bedroom
- Built-in wardrobe with mirrored doors
- Modern walk-in shower
- Conservatory with direct garden access
- Abundant natural light throughout
- Spacious layout
- Ample on road parking available

DIRECT MOVES







Hallway
A wooden front door opens into the entrance hallway, a cosy space with a door opening into a storage cupboard and a door opening into the kitchen.

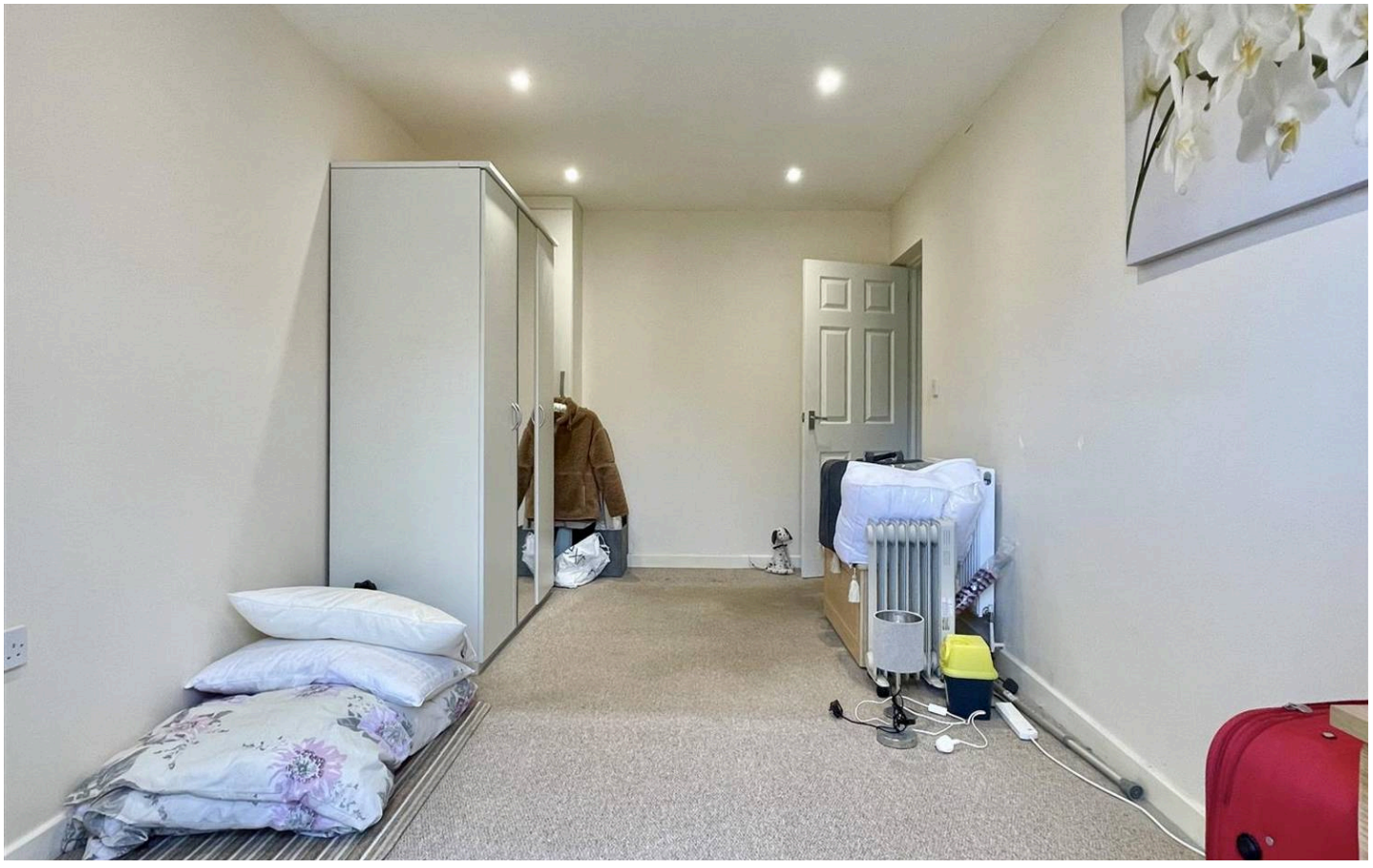
Kitchen
17' 5" x 8' 6" (5.30m x 2.60m)
A light filled galley style kitchen with two double glazed windows, a range of both eye and base level units with incorporated eye level oven, a stylish ceramic sink with stainless mixer tap, an electric hob with an extractor above and doors opening into the bedroom, bathroom and living room.

Lounge
13' 1" x 8' 6" (4.00m x 2.60m)
A light and airy room with floor to ceiling sliding doors opening into the conservatory.

Conservatory
8' 10" x 6' 3" (2.70m x 1.90m)
A triple aspect conservatory with French doors opening onto the garden.

Bedroom
15' 9" x 8' 10" (4.80m x 2.70m)
A well proportioned, rear aspect double bedroom featuring ample space for wardrobes/ units, a built in storage cupboard housing the Glow Worm combi boiler and double glazed doors onto the rear garden.

Shower room
9' 6" x 4' 3" (2.90m x 1.30m)
A modern fitted, partially tiled shower room with a sliding door opening into a walk in shower with both handheld and rainfall attachments, a heated towel rail, a hand wash basin with storage beneath and a stainless mixer tap.







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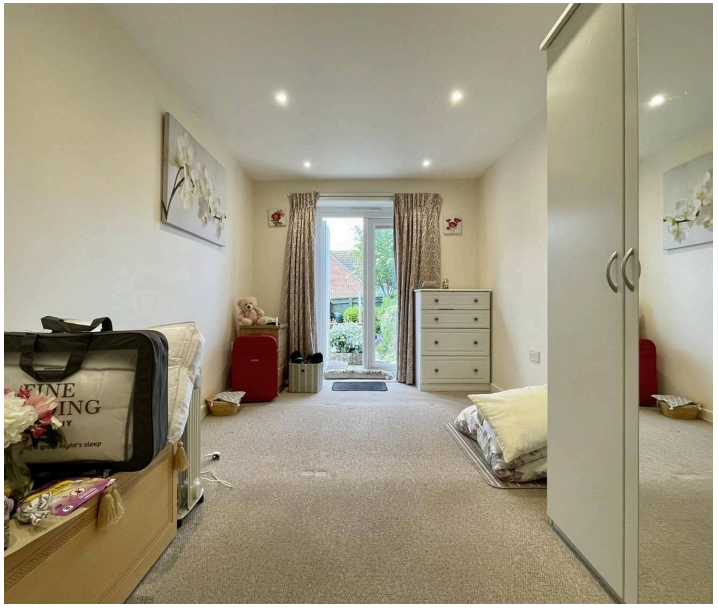
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GARDEN

A well proportioned, sunny rear garden with patio tiles, and mature shrubbery adorning the space, to the rear a wooden shed/ summer house with a glass frontage provides an excellent storage/ relaxation space.





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GROUND FLOOR



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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DIRECT MOVES



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01305778500 • Sales@directmoves.com • directmoves.com/

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