



Markham Avenue , Weymouth DT4 0QL

- Spacious three bedroom semi detached home
 - Fitted kitchen and conservatory to rear
 - Generous tiered garden to the rear
 - Rear parking via Francis Road
 - Stroll to Weymouth harbour and town
- Front sitting room and dining area
- Open views of Weymouth to the front
 - Detached garage with power
 - Walking distance to Rodwell Trail
- Highly desirable school catchment area

Offers Over £285,000 Freehold





Front of property

Front garden with with steps leading to the front door, bedding areas, low brick wall

Entrance porch

Double glazed door leading to entrance porch, inner door leading to;

Hallway

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

Lounge

10'9" x 11'11"

Front aspect room with open views, double glazed window, radiator , picture railing, fireplace with brick and mantle surround.



Open plan kitchen / dining room

12'4" x 18'2"

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 glazed sliding doors leading to conservatory, radiator, fireplace with brick and mantle surround.

Conservatory

6'2" x 12'8"

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.

1st floor landing

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

Bedroom one

8'6" x 12'5"

Rear aspect room, double glazed window overlooking the rear garden, radiator, wall to wall built in wardrobe with sliding doors.

Bedroom two

8'3" x 11'5"

Front aspect room, double glazed window providing open views, radiator, wall to wall built in wardrobe with sliding door doors

Bedroom three

6'10" x 7'11"

Front aspect room, double glazed window providing open views, radiator.

Bathroom

6'1" x 6'10"

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

Detached 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.



Local Authority
Council Tax Band **C**
EPC Rating **D**

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 herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. The 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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