



Melbury Road | | Weymouth | DT4 0AP

**Offers Over £230,000**

BEAUMONT  JONES

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Offers Over £230,000**

We are delighted to bring to the market this charming character terraced house close to Weymouth town centre. Well presented through out, the accommodation includes an entrance hall, spacious dining room which is open to the bay fronted sitting room, generous kitchen/diner with patio doors opening into the garden. On the first floor are two good sized bedrooms and bathroom. There is a pretty enclosed garden to the rear.

- Character Mid Terraced House
- Close to Weymouth Town Centre
- Lovely Enclosed Rear Garden
- Two Double Bedrooms
- Generous Kitchen/Diner

**Full Description**

**Accommodation**

Entrance to this charming house is via the front door, there is an inner door opening into the entrance hallway which leads to the downstairs accommodation. The lovely sitting room is a good size yet offers a cosy feel with plenty of space for furniture. There is a bay window offering plenty of light and focal fireplace. This room is open to the generous sized dining room where there are stairs rising to the first floor and double doors opening into the kitchen/diner. The kitchen/diner offers views and access into the garden from the patio doors and has a glazed roof offering plenty of light over the dining area along with space for a dining/breakfast table. The kitchen offers a range of wall and base units with complimentary tiled splash back. There is a fitted fridge/freezer, oven and gas hob along with space and plumbing for a washing machine.

Returning to the the dining room, stairs gently rise to the first floor landing



Spacious & well presented two bedroom terraced house located close to the town centre.



with storage cupboard on the landing and access to the remaining accommodation. Bedroom one is a lovely sized double bedroom spanning the width of the house with another lovely light bay window to the front aspect. Bedroom two is a compact double bedroom with views over the rear garden. The bathroom is a good size room with a modern white suite including bath with shower attachment over, low level WC and pedestal wash hand basin.

#### Outside

The property is slightly set back from the road with a small front garden, bordered by a charming small wall with wrought iron railings and path leading to the front door. The rear garden is enclosed and accessed via the kitchen/diner patio doors. This attractive walled garden offers a generous sized decked area with raised planter, a few steps down lead to a lawned area with pretty borders and space for a shed to the rear of the garden.

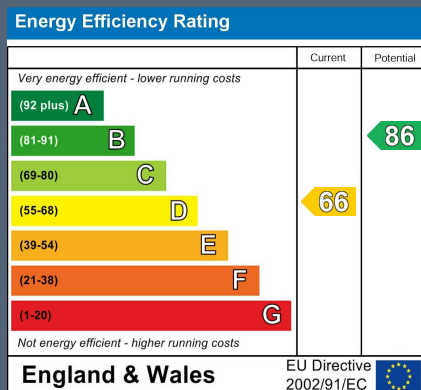
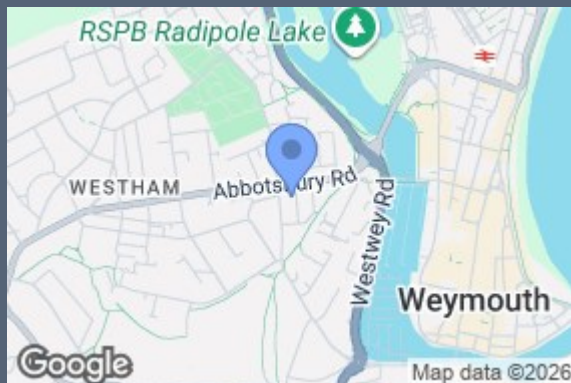
#### Location

The property is well located with amenities nearby. There is a convenience store, hairdressers and pharmacy at the end of the road. Weymouth town centre and Marina are within walking distance. There is a supermarket nearby and The Marsh, offers a lovely open green space nearby for walks and Weymouth swimming pool is also close-by. There is also easy access onto the Rodwell Trail.

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

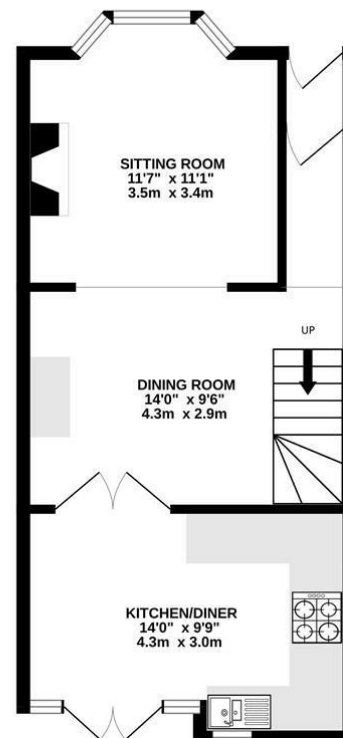
Services: - Mains gas, electric & drainage.

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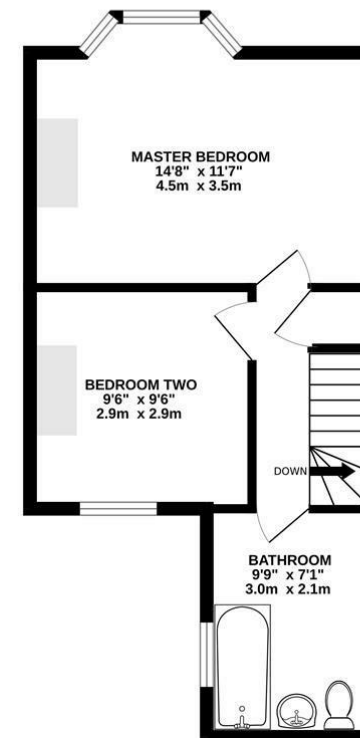


*We value more than your property*

GROUND FLOOR  
402 sq.ft. (37.3 sq.m.) approx.



1ST FLOOR  
363 sq.ft. (33.7 sq.m.) approx.



TOTAL FLOOR AREA: 765 sq.ft. (71.1 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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