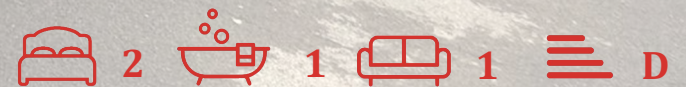




19 Maycroft Road  
Weymouth, DT4 8LH

**Asking Price £270,000 Freehold**



## 19 Maycroft Road Weymouth, DT4 8LH

A newly refurbished two double bedroom character period terraced house, located in this highly convenient residential position close to the harbourside and the Town Centre. the property has a new fitted good quality kitchen and bathroom, new flooring throughout, a new gas central heating system and electrics, UPVC double glazed windows, and a private enclosed rear courtyard garden. the property is being sold with vacant possession and no forward chain.

### ENTRANCE HALL

Panel radiator, wood flooring, and under stair storage cupboard.

### LIVING ROOM

23'3" x 10'9" maximum measurement (7.10m x 3.30m maximum measurement)

Double aspect room with bay window to front, two panel radiators, wood flooring, fireplace, and alcoves.

### KITCHEN

12'9" x 7'6" (3.90m x 2.30m)

Window and door to side, modern range of fitted storage units with solid wood working surfaces, stainless steel sink with mixer tap, built in double oven, five ring gas hob and extractor fan, plumbing for washing machine, space for fridge and freezer, wall mounted 'Alpha' boiler, panel radiator, wood flooring and door to:

### CLOAK/UTILITY ROOM

Window to rear, low level WC with integrated wash hand basin and mixer tap, storage cupboard and hard wood work surface with space for a further appliance.

### FIRST FLOOR LANDING

Wood flooring, alcove and loft hatch.

### BEDROOM ONE

14'1" x 10'5" (4.30m x 3.20m)

Window to front, wood flooring, alcoves and panel radiator.

### BEDROOM TWO

12'9" x 7'6" (3.90m x 2.30m)

Window to rear, wood flooring and panel radiator.





### **BATHROOM**

Window to rear, new modern white suite comprising of a large glazed walk in shower unit with wall shower and tiling, panel bath with mixer tap, low level WC, wash hand basin, wood flooring, and panel radiator.

### **OUTSIDE**

To the front there is an attractive enclosed garden area with flower beds and paving for a seating area, with outside tap and electric supply. To the rear there is a newly laid patio and hard standing area for a storage shed/ summer house, a soil area for a lawn and flower beds, outside tap and electric supply.

### **COUNCIL TAX**

Band B

### **OTHER INFORMATION**

Construction

Traditional cavity wall construction with brick elevations under a tiled roof

Broadband (estimated speeds)

Standard 16 mbps

Superfast 80 mbps

Any Flood Risk?

Rivers & Seas Very Low

Surface Water Very Low

Services

The property is supplied with mains gas, electricity and water, and mains drainage.

### **LEGAL DISCLAIMER**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate. Any details including (but not limited to): lease details, service charges, ground rents & covenant information are provided by the vendor and you should consult with your legal advisor/ satisfy yourself before proceeding. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



## Floor Plan

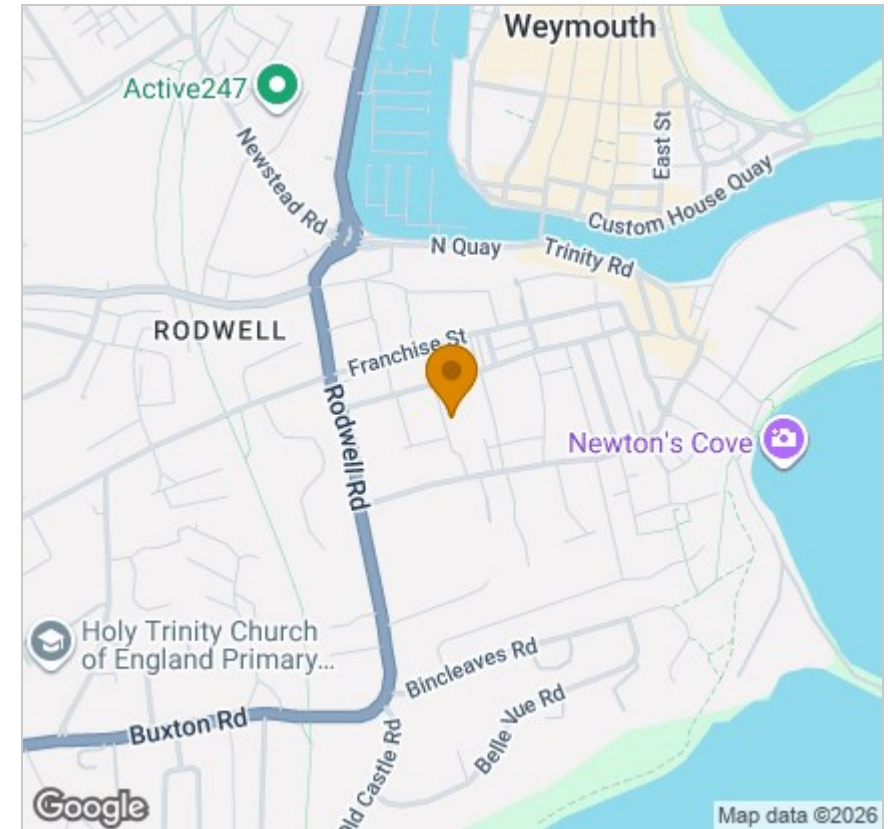


## Viewing

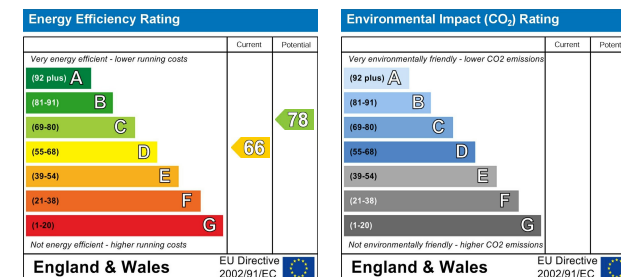
**Please contact our Hull Gregson & Hull Weymouth Office on 01305 776 666 if you wish to arrange a viewing appointment for this property or require further information.**

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## Area Map



## Energy Efficiency Graph



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