



Pretoria Terrace | Weymouth | Dorset | DT4 0DJ

£260,000

BEAUMONT  JONES

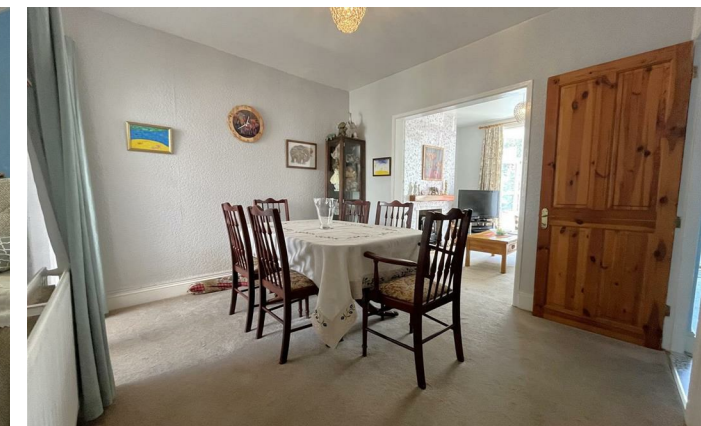
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We are delighted to bring to the market this three bedroom period property, located within walking distance to Weymouth town centre in Pretoria Terrace. This property would be the perfect first time purchase with accommodation comprising three double bedrooms, living room, dining room, modern kitchen and shower room, sun room and a low maintenance rear garden. This property must be viewed to be appreciated.

- Three Double Bedrooms
- Immaculately Presented Throughout
- Bay Fronted Period Property
- Modern Kitchen and Shower Room
- Walking Distance to Weymouth Town Centre and Harbour
- Perfect First Time Purchase

Full Description

Entrance into this lovely period property is via the UPVC front door, leading into the welcoming hallway with stairs rising to the first floor, internal window allowing plenty of light to flood through and a door opening into the dining room. The dining room offers plenty of space for dining furniture, opening into the living room, understairs cupboard, doors into the kitchen and sunroom. The bay fronted living room is a charming room with a fire place, front aspect double glazed bay fronted window and ample space for living room furniture. The modern kitchen offers a range of eye and base level shaker style units with work surfaces over, space for a fridge freezer, oven, space and plumbing for a washing machine, side aspect internal window overlooking the sun room and a door opening into the inner hallway. From the inner hallway there is an open cupboard



Elevated position set within a popular residential road close to Weymouth Town Centre.



housing the wall mounted combination boiler and doors leading to the shower room and sun room. The sun room flows back into the dining area as well as offering a rear aspect double glazed door and a side aspect double glazed window. The modern shower room is mostly splashback boarded around with part tiled walls and offers a suite including a walk in shower, low level WC, wash hand basin and dual aspect double glazed windows.

From the first floor landing the remaining accommodation can be found as well as a storage cupboard and access to the loft. The bay fronted master bedroom is a generous size with plenty of space for bedroom furniture as well as a wall mounted radiator. Bedroom two is a further double offering a rear aspect double glazed window and a wall mounted radiator. Bedroom three is also a double offering a rear aspect double glazed window and a wall mounted radiator.

Outside the lovely low maintenance rear garden is mostly laid out patio with different seated sections to enjoy the sunshine throughout the day. Mature shrubs and potted plants border the garden with hard standing for a shed and gated rear access. The wall enclosed front area offers hard standing, perfect for storing bins.

The property sits within a good residential area which is ideally situated close to a supermarket, local amenities and is within a good school catchment area. The town centre and harbour is just a short stroll away.

Rating Authority: - Dorset (Weymouth & Portland) Council.
Council Tax Band B. Services: - Mains gas, electric & drainage.

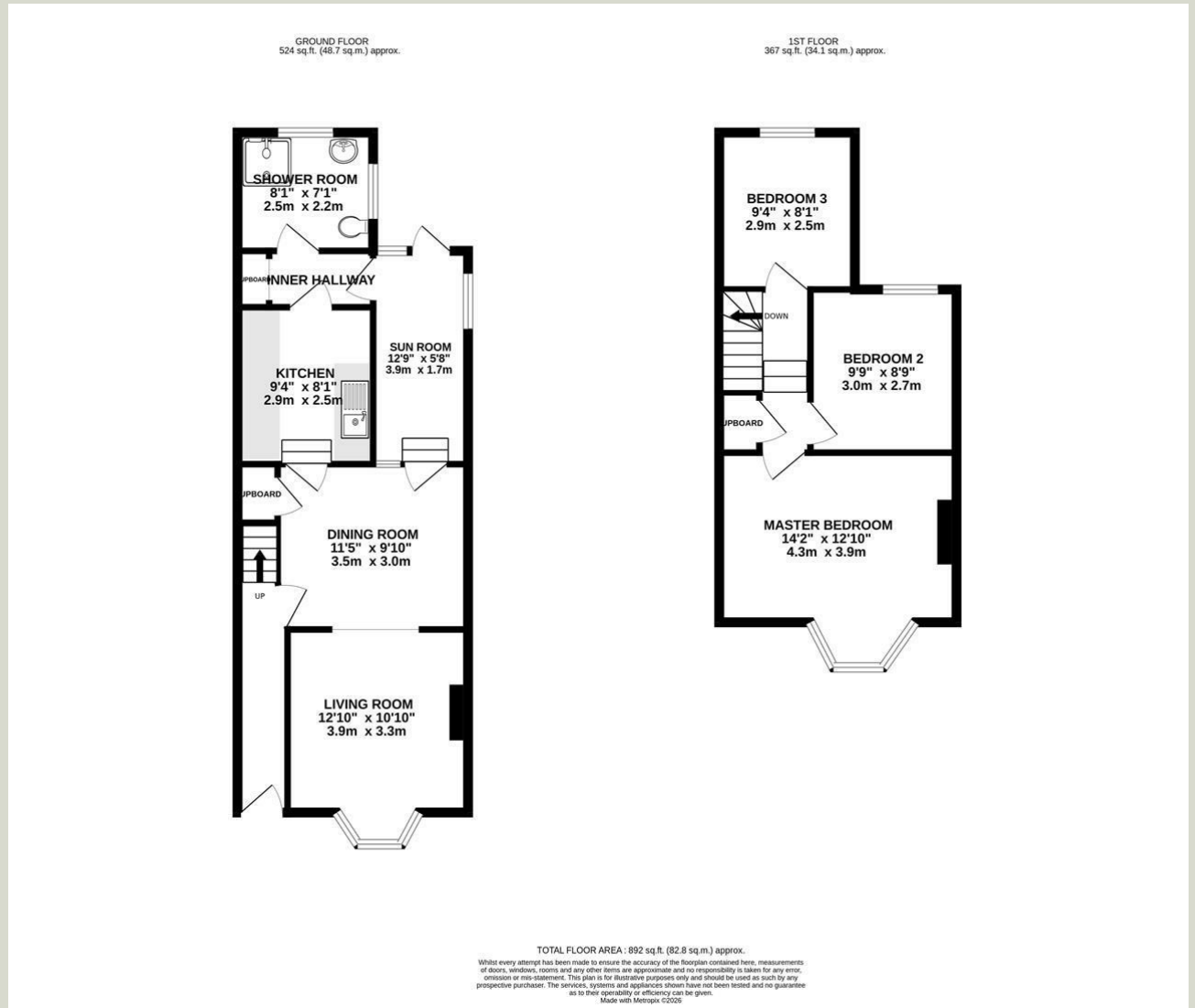
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		84
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

We value more than your property



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