Hull Gregson Hull

98 Portland Road

Weymouth, DT4 9AB

Asking Price £315,000 Freehold

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A very spacious three storey, three bedroom character house, located in this popular position in Wyke Regis close to good local amenities and school catchment area. The property has a new kitchen and bathroom, gas central heating, and UPVC double glazed windows. The property does require further internal decoration as the current sellers are moving due to personal health issues, and would be ideal for someone to add the finishing touches to the property. The property has good off road parking to the front leading to an attached single garage, and a good sized private enclosed rear garden.

ENTRANCE HALL
Electric cupboard, tiled flooring and stairs.

LIVING ROOM
14'9" x 14'3" (4.50m x 4.35m)
Double aspect room with bay window to front, fireplace, alcoves, coved ceiling, and panel radiator.

KITCHEN
12'1" x 10'9" (3.70m x 3.30m)
Good quality range of eye level base and wall units with working surfaces and matching island unit with further storage, one and a quarter bowl stainless steel sink unit with mixer tap, fitted five ring gas hob with extractor hood above, electric oven, tiled flooring and splash backs, under stair cupboard and door to:

UTILITY ROOM
storage cupboards and plumbing for a washing machine and dishwasher, door to:

SHOWER ROOM
Window to rear, shower cubicle, low level WC, wash hand basin tiled flooring and panel radiator.

SUN ROOM
9'10" x 10'9" (3m x 3.30m)
Double doors to garden, tiled flooring, panel radiator, and space for fridge freezer.

FIRST FLOOR LANDING

BEDROOM ONE
15'5" x 14'3" (4.70m x 4.35m)
Bay window to front, fireplace, panel radiator, and built in storage cupboards.

BATHROOM
Window to rear, excellent modern suite comprising of a large walk in glazed shower unit with wall mounted shower, seperate bath tub with mixer tap, low level WC, wash hand basin with fitted cabinet below, panel radiator, tiled walls and flooring.

STORE ROOM
Window to side, and wall mounted 'Worcester' boiler.

SECOND FLOOR LANDING

BEDROOM TWO
12'5" x 10'5" (3.80m x 3.20m)
Window to front, range of built in wardrobes, panel radiator, and door to:

EN-SUITE SHOWER ROOM
Shower cubicle, low level WC, wash hand basin, panel radiator, and extractor fan.

BEDROOM THREE
9'2" x 9'2" (2.80m x 2.80m)
Window to rear, and panel radiator.

OUTSIDE
To the front there is good off road parking leading to an attached single GARAGE , to the rear is a good size enclosed garden with a paved patio, two storage sheds and flower beds.

COUNCIL TAX
Band D

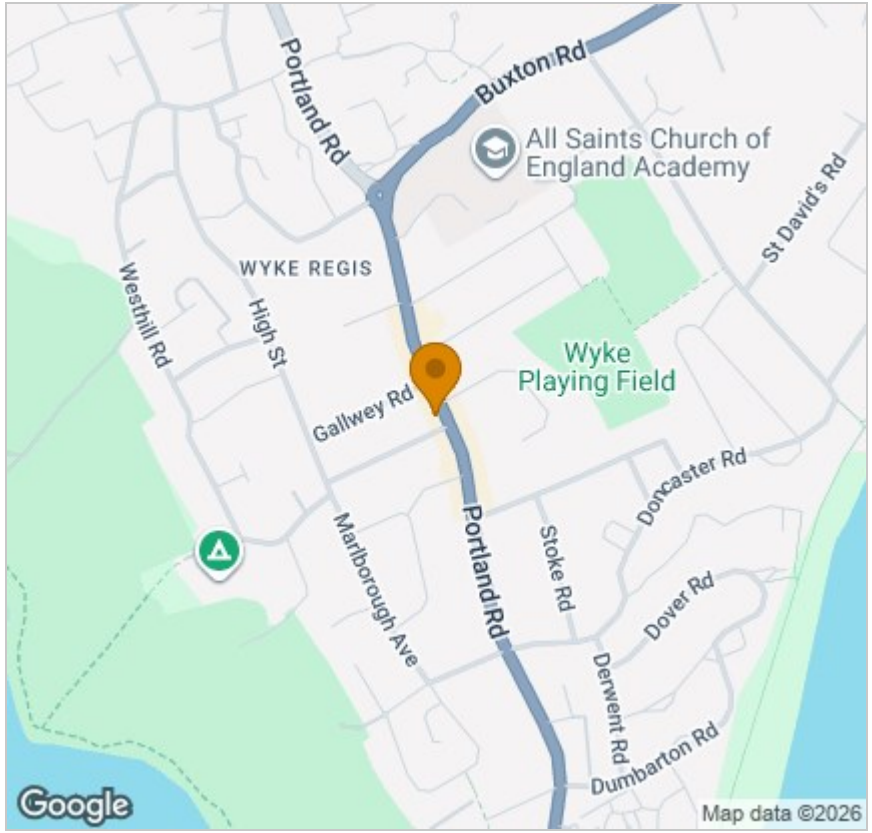
OTHER INFORMATION
Construction
Traditional cavity wall construction with brick elevations under a tiled roof

Broadband (estimated speeds)
Standard 5 mbps
Superfast 80 mbps
Ultrafast 1800 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.

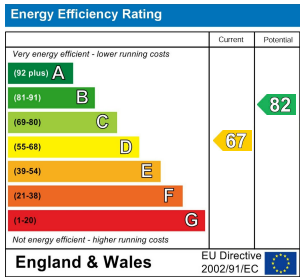
LEGAL DISCLAIMER
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

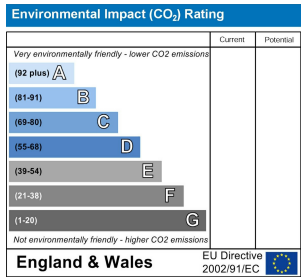
Floor Plan

Area Map



Energy Efficiency Graph





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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