



Cassiobury Road | | Weymouth | DT4 7JN

Offers Over £300,000

BEAUMONT  JONES

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Offers Over £300,000**

We are delighted to offer an immaculate three double bedroom plus loft room period terraced house within walking distance of the town centre and beach. This beautiful property boasts a spacious bay-fronted living room, generous sized dining room, modern fitted kitchen, downstairs shower room plus en-suite bathroom to the master bedroom and an enclosed low maintenance South-Facing rear garden with access to cellar storage offering power and lighting. This property must be viewed to be appreciated.

- Three Double Bedroom Plus Loft Room Period Terraced House
- Immaculate Throughout
- Modern Fitted Kitchen
- Walking Distance of The Town Centre & Beach
- Bay-Fronted
- Two Reception Rooms
- South-Facing Enclosed Low Maintenance Rear Garden
- Downstairs Shower Room Plus En-Suite Bathroom To The Master Bedroom

Full description

Entrance into this well-presented family home is via a front aspect double glazed door leading into a spacious vestibule with a wooden glazed door leading into a warm and welcoming hall with stairs rising to the first floor, open under stairs storage and a door leads through to the dining room and further ground floor accommodation. The dining room is a generous size offering great space for a large dining table and chairs with openings leading through to the living room and kitchen creating an open-plan feel whilst retaining separate living areas. The spacious bay-fronted living room has a beautiful inset bio-fuel fire and plenty of space for



This beautiful period home offers an abundance of living space throughout and offers a South-Facing rear garden.



furniture. The modern fitted kitchen comprises eye and base level units with work surfaces over, integral double oven with inset four ring gas hob and extractor fan over, integrated dishwasher, space and plumbing for a washing machine and fridge/freezer, wall mounted gas boiler and a rear aspect double glazed window. Reverting back to the dining room a wooden glazed door leads out to the rear lobby with a side aspect double glazed door leading out onto the South-Facing rear garden and a door leads through to a modern shower room with a suite comprising a shower cubicle with a wall mounted mixer shower system, low level WC, wash hand basin, wall mounted towel rail heater, rear aspect double glazed window and fully tiled walls and flooring.

The first floor offers a landing area with a door leading to a set of stairs rising to the loft room and doors off the main landing lead through to the three double bedrooms. The master bedroom is a generous sized double offering a front aspect double glazed bay window and a door leads through to the en-suite bathroom. The modern suite comprises a panel enclosed bath with shower attachment, low level WC, wash hand basin, wall mounted towel rail heater, front aspect double glazed window and fully tiled walls and flooring. Bedroom two is a further double with a rear aspect double glazed window. Bedroom three is a good size small double with a rear aspect double glazed window.

The loft room is a generous sized room with sloping eaved ceilings, dual aspect Velux skylights and built-in storage into the eaves.

Outside offers an enclosed and low maintenance South-Facing rear garden. The garden is terraced and laid to decking and artificial grass. There is access to cellar storage underneath the house with power and lighting.



The property is located within a short stroll to the town centre and beach. Local amenities are just moments away including a chemist, dentist and a convenience store. Greenhill gardens is close by and a regular bus service to Dorchester.

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

Services: - Gas central heating. Mains electric & drainage.

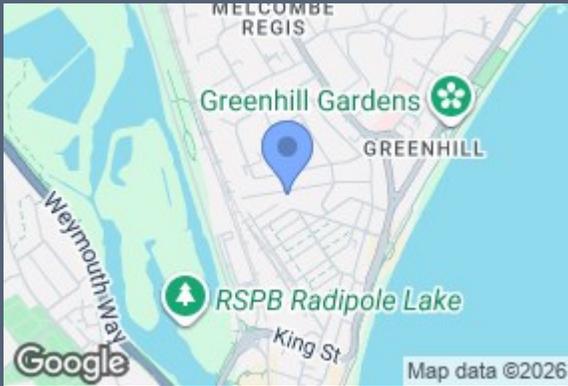
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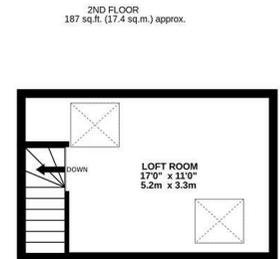
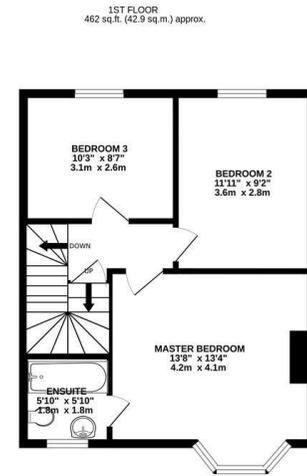
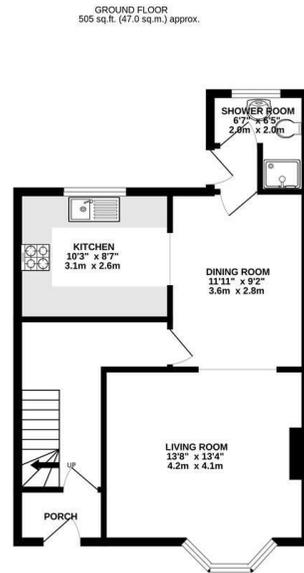
Located within walking distance of the town centre and beach.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		84
	62	
England & Wales	EU Directive 2002/91/EC	



TOTAL FLOOR AREA : 1154 sq.ft. (107.2 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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We value more than your property

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