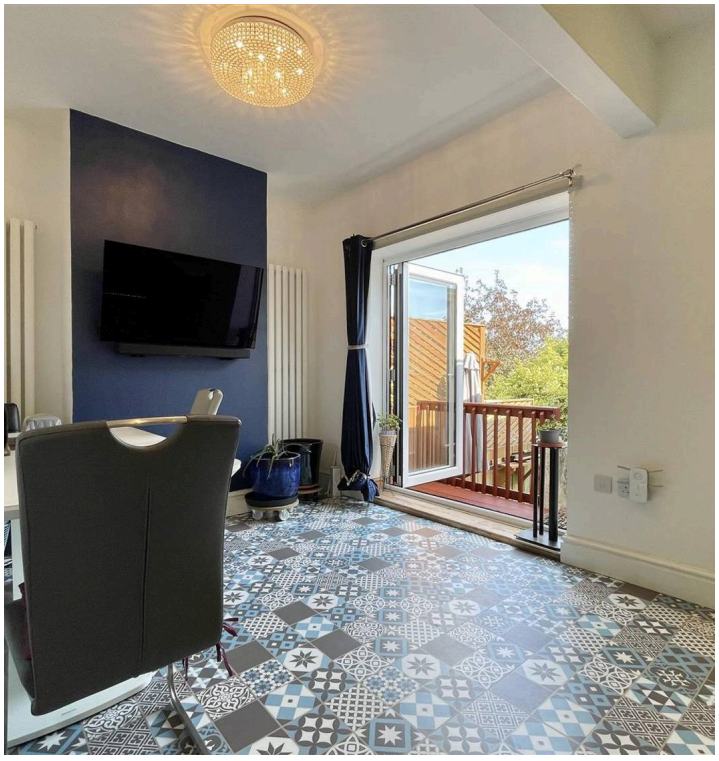


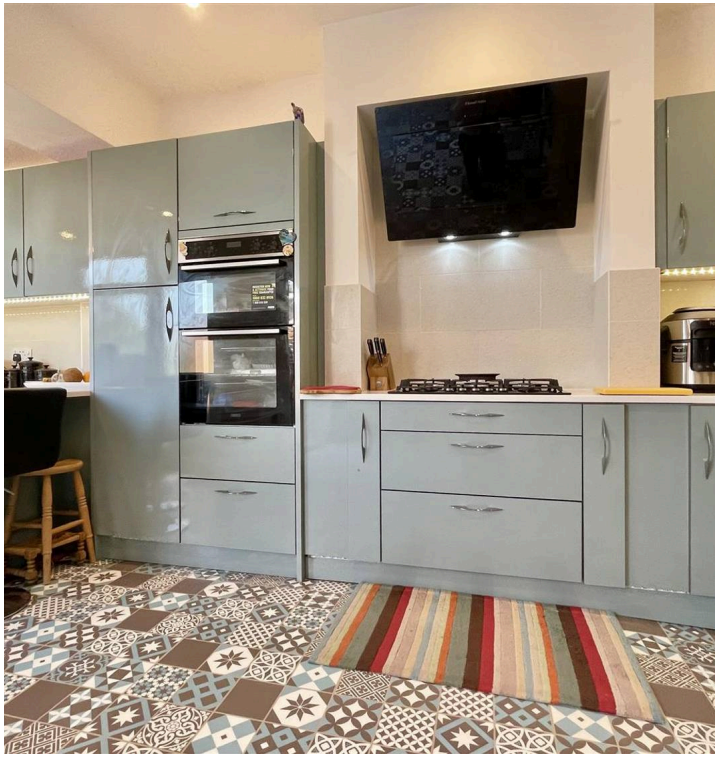
24 Cassiobury Road, Weymouth - DT4 7JN

In Excess of **£285,000**

DIRECT MOVES









24 Cassiobury Road

Weymouth

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

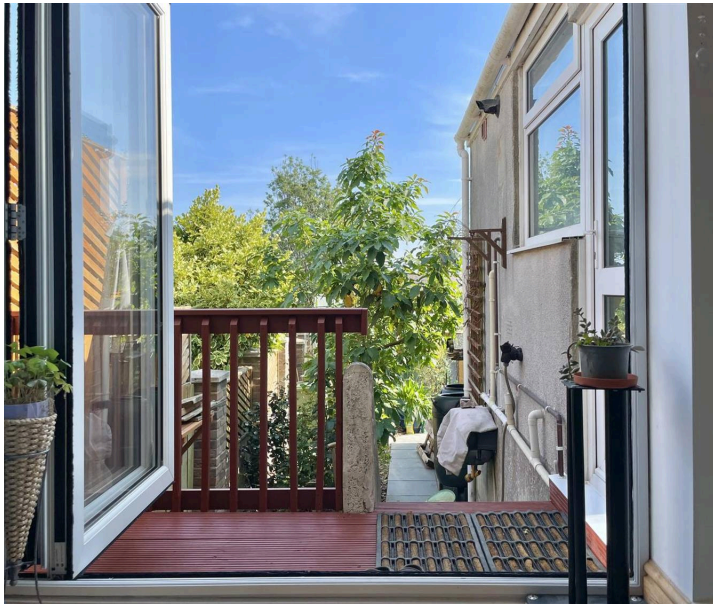
EPC Environmental Impact Rating:

- Bi-fold doors
- Modern kitchen units
- Integrated appliances
- Breakfast bar
- Open plan kitchen dining
- Modern bathroom with walk-in shower
- Large bay windows
- Fireplace
- Elevated deck with privacy fencing
- Scenic views

DIRECT MOVES







Porch
A bright front aspect entrance hallway with attractive stained glass windows, a glazed door opens onto stairway and the door opens into the inner hall

Hallway
A door opens into the living room and the door opens into the open plan kitchen, there is space under the stair for storage.

Lounge
13' 5" x 11' 10" (4.10m x 3.60m)
A bright and airy front aspect room with a large double glazed bay window, ceiling coving, chimney stack with an open fireplace beneath - owner doesn't use

Kitchen / diner
23' 11" x 18' 1" (7.30m x 5.50m)
A spacious, recently refurbished room with ample space for kitchen, dining area and utility space - The kitchen consists of a range of eye and base level units, with incorporated firing gas hob and high-level oven, a breakfast bar with storage beneath, ceiling spotlights and counter LEDs, built in fridge freezer, a double glazed door opening onto decking, ingress sink with stainless mixer tap, a door opening into the shower room and ceiling spotlights. The dining area flow seamlessly from the kitchen and features a large bifold door flooding the room with light, two attractive vertical radiators beside a central chimney stack.

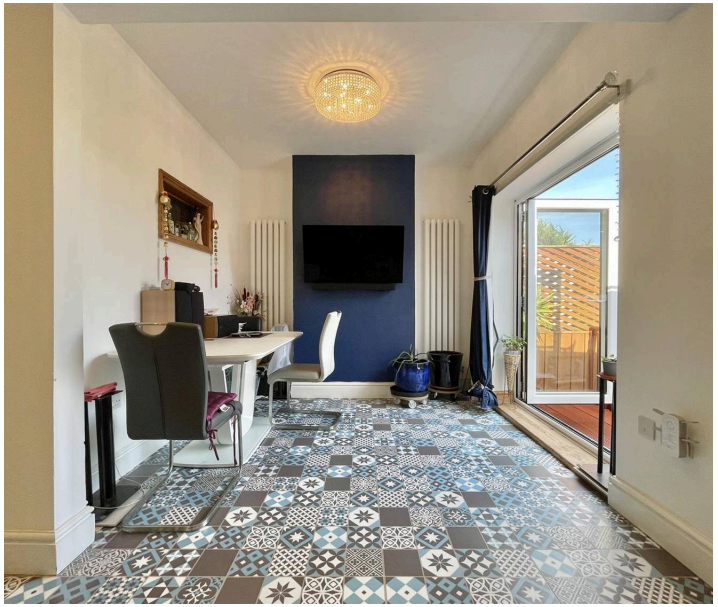
Bedroom 3
9' 2" x 7' 10" (2.80m x 2.40m)
A rear aspect bedroom with a double glazed window enjoying pleasant 'roof scape' outlook

Bedroom 2
12' 10" x 8' 10" (3.90m x 2.70m)
A rear aspect double bedroom with another double glazed window looking over distant roofscapes.

Bedroom 1
12' 10" x 11' 10" (3.90m x 3.60m)
A large double bedroom with belt in wardrobes and a







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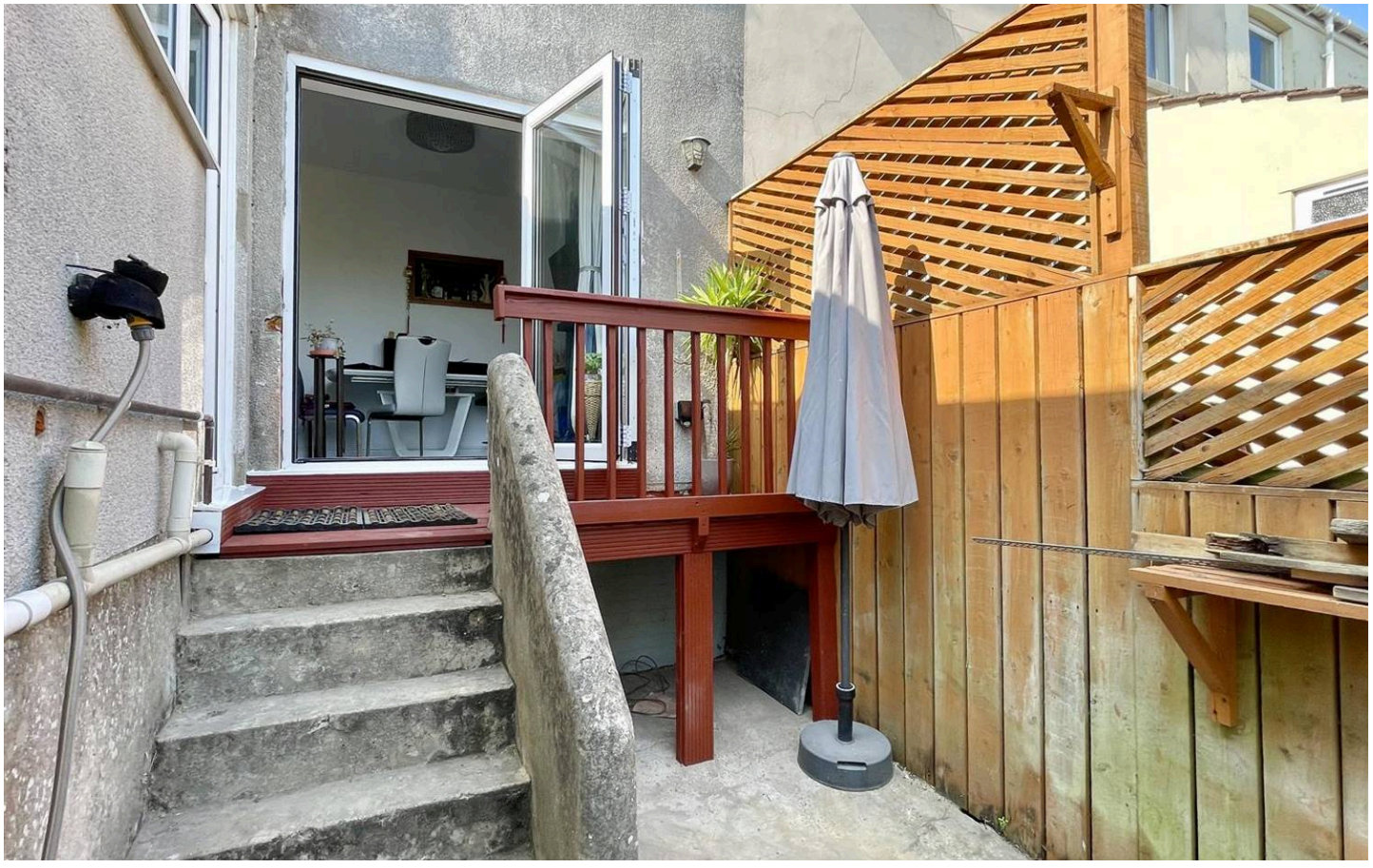
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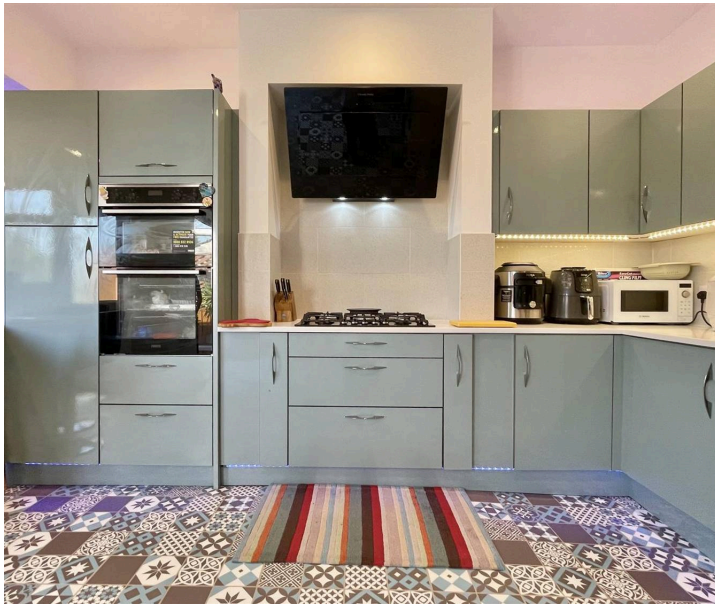
Bedroom 2
12' 10" x 8' 10" (3.90m x 2.70m)
A rear aspect double bedroom with another double glazed window looking over distant roofscapes.

Bedroom 1
12' 10" x 11' 10" (3.90m x 3.60m)
A large double bedroom with belt in wardrobes and a



GARDEN

A decked area leads down to a patio laid garden which features a large storage shed, outside tap, brick wall enclosed, and mature shrubbery adorning the space.

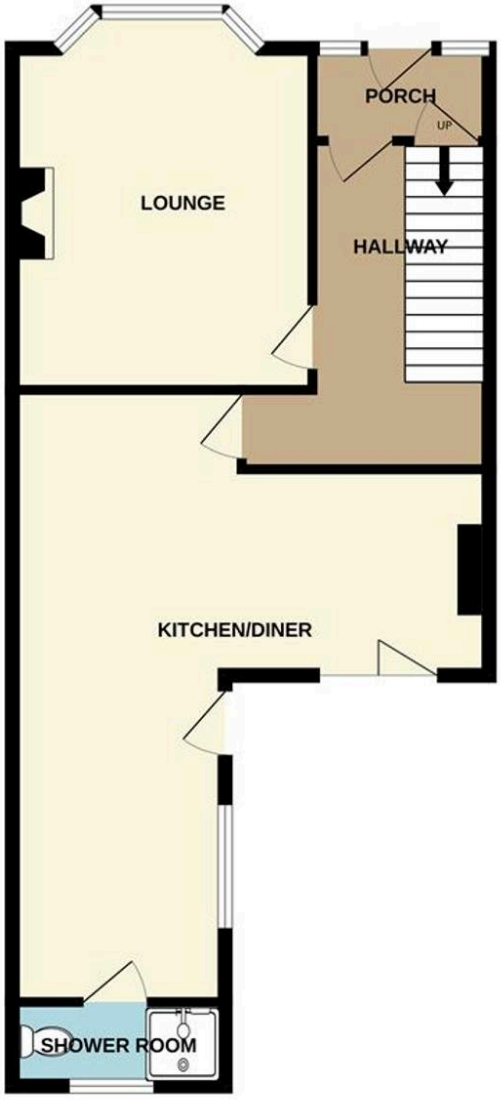




DIRECT MOVES

GROUND FLOOR
596 sq.ft. (55.4 sq.m.) approx.

1ST FLOOR
465 sq.ft. (43.2 sq.m.) approx.

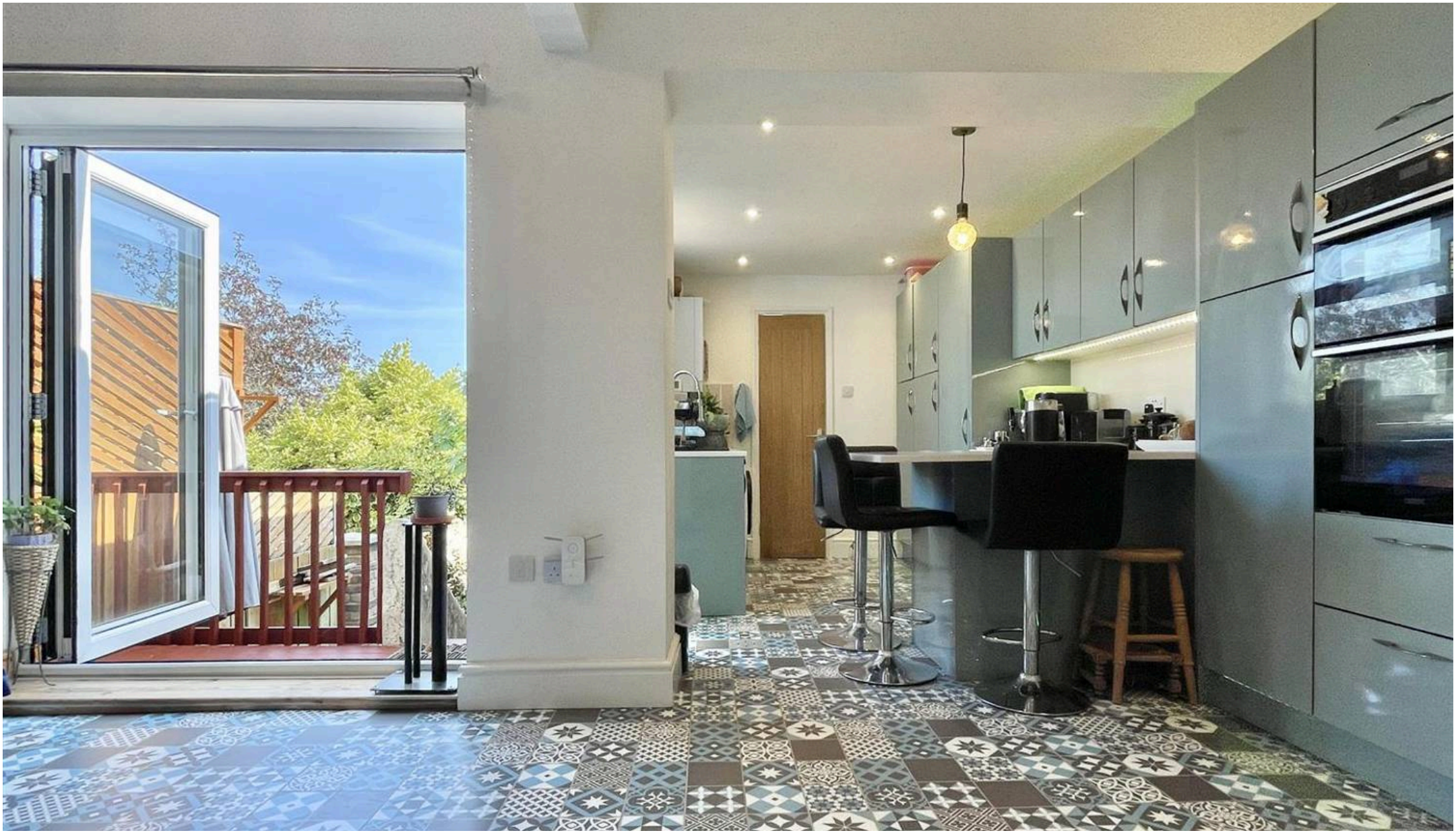




TOTAL FLOOR AREA : 1062 sq.ft. (98.6 sq.m.) approx.

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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DIRECT MOVES



Direct Moves

Direct Moves, 9 Westham Road - DT4 8NP

01305778500 • Sales@directmoves.com • directmoves.com/

Measurements & Floorplans All measurements and room dimensions are approximate and quoted for guidance only. Floorplans are provided for illustrative purposes only; they are not to scale and must not be relied upon as precise representations of layout or size. Fixtures & Appliances No appliances, central heating systems, services, or specific fittings referred to within these particulars have been tested by the agent. Intending purchasers are strongly