





Newstead Road

Westham, Weymouth DT4 0AU

- End Terraced Home
- Modern Fitted Kitchen
- Lean To leading to Ground Floor WC
- Double Glazing
- Walking Distance of Weymouth Harbour & Town Centre
- Two Double Bedrooms
- Open Plan Lounge / Dining Room
- Family Bathroom
- Gardens to the Front & Rear
- No Onward Chain



Asking Price £199,950 Freehold







SUMMARY OF ACCOMMODATION

GROUND FLOOR

Entrance Hallway

Lounge Area
11.7 x 10.1 plus bay

Dining Area
10.3 x 9.5

Kitchen
8'8" x 7'3"

Lean To (to WC)

FIRST FLOOR

First Floor Landing

Bedroom One
14'12" max x 10'1" plus bay

Bathroom Two
10'3" max x 9'6" max

Bathroom

OUTSIDE

Front Garden

Rear Garden

We are delighted to present to the market this end terrace house, situated close to Weymouth's Inner Harbour, which is being offered for sale with no onward chain. The property offers good size accommodation throughout with double glazing, open plan lounge and dining room, fitted kitchen, lean to to a WC, two double bedrooms and spacious bathroom to the first floor. Externally there are gardens to the front and rear, with potential to add off road parking.

From the entrance lobby on the ground floor, access is gained to the inviting reception hallway, with stairs ascending to the first floor and doorways to the kitchen and open plan lounge / dining room. The dining area is situated to the rear of the property with a double glazed window overlooking the lean to. The lounge is found at the front of the property with a large bay window giving the room excellent natural light. The kitchen is fitted with a modern range of matching eye level and base units as well as space and plumbing for additional kitchen appliances. A doorway at the side flows through to the lean to and a ground floor WC.

The first floor landing hosts doors to two double bedrooms and family bathroom. Bedroom one is situated to the front of the property, with an attractive double glazed bay window and spans the whole width of the building. Bedroom two is situated to the rear of the property overlooking the rear garden. The bathroom features a suite comprising low-level WC, pedestal wash hand basin and panelled bath with shower over and complementary tiling to the walls.

Externally, there is a small enclosed front garden. The rear garden is predominately laid to hardstanding with planted borders. There is potential to add off road parking, but would be subject to the relevant planning permissions.

The property is situated in the popular location of Westham, close by to local shops, a supermarket and amenities, including bus routes to surrounding areas. It is within comfortable walking distance of Weymouth Town Centre and the inner harbour.

For further information, or to make an appointment to view this property, please contact Austin Estate Agents.







Local Authority **Dorset Council**
Council Tax Band **B**
EPC Rating **E**



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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