

DIRECT



MOVES



Old Station Road , Weymouth DT3 5NQ

- Three double Bedroom Family Home
 - Spacious Open plan living
 - Enclosed rear garden
- Integral garage with electric door
 - Close to local amenities
- 2 Ensuite's plus Family Bathroom
 - Sun Room with garden access
- Off road parking for multiple vehicles
- Desirable Upwey location off Dorchester road
 - perfect location for local country walks

Offers Over £325,000 Freehold





Entrance Hallway

light and airy with access via obscured dg front door, ceiling coving, stairs rising to first floor, a door into the living room, downstairs w/c and a door into the kitchen.

Cloakroom

low-level WC, radiator, water basin, partially tiled

Kitchen

8'6" x 9'0"

front aspect room with double glazed sash window, range of eye and base level units with work surfaces. Stainless steel sink with 1 1/2 bowl and mixer tap, space for white goods , integrated 4 ring gas hob with extractor fan overhead. integrated Dishwasher , integrated oven, power points. Integrated fridge freezer, coving, tiled flooring, cupboard housing boiler, archway leading to lounge diner

Lounge/ Diner

16'1" x 21'2"

rear aspect room with double glazed doors leading to conservatory, double glazed sash window overlooking conservatory, wall mounted radiator, power points, built-in large storage cupboard , TV points.



Conservatory

9'4" x 14'8"

Mainly brick build, surrounded by double glazed windows and side and rear aspect double glazed doors leading the garden. Power and lighting

First Floor Landing

loft access built-in cupboards, radiator, power points , doors leading to:

Bedroom 1

10'2" x 10'10"

rear aspect room with double glazed window overlooking rear garden, fitted wardrobes, power, points, radiator,door leading to

En- Suite

obscured double glazed front aspect window, shower cubicle with glass screen, low-level WC ,partially tiled, heated towel, vanity wash hand basin.

Bed 2

8'5" x 9'8"

front aspect room with double glazed sash window, radiator, fitted wardrobes, coving, TV point power points, door to

En-suite

Front aspect room with obscured doubled glaze window, shower cubicle, low-level WC, wash hand basin, heated towel rail. Partially tiled.

Bedroom 3

8'4" x 11'6"

Rear aspect bedroom with double glazed sash window overlooking rear garden, fitted wardrobes, power, points, radiator ,coving

Family Bathroom

panel en-closed bath with handheld shower, low-level WC. Heated towel rail, wash hand basin, partly tiled and coving

Front of Property

Side access via wooden gate leading to rear garden, tarmac driveway leading to garage

Garage

Electric garage door with power and lighting

Garden

patio laid, tiered rear garden, fully fence enclosed with a door into the garage and french doors into the sun room, outdoor power points.

Disclaimer

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Local Authority **Weymouth & Portland Borough Council**
Council Tax Band **D**
EPC Rating



OLD STATION ROAD
TOTAL FLOOR AREA : 1490 sq.ft. (138.5 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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