



**2 Bedroom
House - End Terrace
located in Weymouth**



**64 Newstead Road
Weymouth
DT4 0AU**



Offers Over £220,000

Positioned close to Weymouth's popular inner harbour and town centre is this two bedroom end terraced house, offered for sale with no forward chain. There is a lounge/dining, kitchen and lean to on the ground floor, the two bedrooms and bathroom are to the first floor. There is an enclosed rear garden with potential to create off road parking (subject to planning permission).

Upvc double glazed front door to

Entrance

Door to:

Hallway

Wall mounted electric storage heater. Two under stairs storage cupboards. Stairs to first floor.

Lounge/Dining Room

Lounge - 11'7 max x 10'1 + bay

Dining Room - 10'3 x 9'5

Double glazed windows to front and rear, wall mounted electric radiator. Two electric fires.

Kitchen

8'8 x 7'3

Range of wall and floor units with work surfaces over, inset sink unit, cooker point, plumbing for washing machine, space for fridge/freezer. Double glazed window to rear. Door to side.

Lean to

Door to WC with original fixings, this could be reconnected or adapted to provide a storage cupboard. Door to rear.

Landing

Loft access. Storage cupboard. Doors to all rooms.

Bedroom One

15 max x 10'1 + bay

Double glazed bay window to front, wall mounted electric radiator.

Bedroom Two

10'3 max x 9'6 max

Double glazed window to rear, wall mounted electric radiator. Storage cupboard.

Bathroom

Comprising low level WC, wash hand basin and panelled bath with shower over. Cupboard housing water cylinder. Double glazed window to rear.

Outside

There is an enclosed rear garden laid mainly to hardstanding with some shrub and flower borders. Possibility to gain off road parking, subject to the relevant planning permissions.



GROUND FLOOR

1ST FLOOR



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

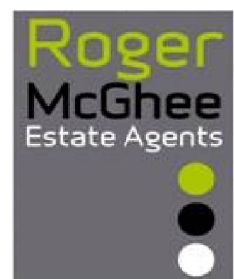
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