



**3 Bedroom  
House - Semi-  
Detached  
located in  
Redlands,  
Weymouth**

**Offers In The Region  
Of £400,000**



**Roger  
McGhee**  
Estate Agents

PROFESSIONAL SERVICE  
PERSONAL APPROACH



**3 Clarendon  
Avenue  
Weymouth  
DT3 5BG**



**Porch**

Double glazed windows to front and side. Door to:

**Hallway**

Radiator. Under stairs storage area. Stairs to first floor.  
Access to all rooms.

**WC**

Comprises low level WC and pedestal wash hand basin.  
Double glazed window to front, radiator.

**Lounge/Dining Room**

22'7 max x 11'9 max

Upvc double glazed window to front with window shutters, two radiators. Stone fireplace with coal effect gas fire (not currently working). Sliding doors to:

**Conservatory**

9'6 x 9'3

Overlooking the fabulous rear garden. Upvc. Doors to side.

**Kitchen**

11'3 x 8'9

Range of wall and floor units with work surfaces over, inset sink unit, inset oven, inset hob with hood over. Space for fridge. Upvc double glazed window to rear, radiator. Door to:

**Utility Area**

10 max x 8'7 max

Plumbing for washing machine. Double glazed doors to rear.

**Landing**

Loft access. Cupboard housing wall mounted boiler. Double glazed window to side. Doors to all rooms.

**Bedroom One**

11'6 max x 9'7 max

Upvc double glazed window to front with window shutters, radiator. Fitted wardrobe. Storage space.

**Bedroom Two**

11'6 max x 9'9 max

Upvc double glazed window to rear, radiator. Built in wardrobe.

**Bedroom Three**

9'5 x 8'6 + 6'4 x 5'8

L Shaped room

Upvc double glazed window to rear, radiator.

**Shower Room**

Comprises WC, pedestal wash hand basin and shower cubicle. Upvc double glazed window to front with window shutters.

**Garage**

17'3 max x 8'2

Power and lighting. Electric roller door.

**Outside**

To the front is a walled garden with a lawn and hardstanding providing ample off street parking. Side pedestrian access. The enclosed rear garden is mainly laid to lawn and is stocked with an abundance of mature flowers, shrubs and trees. There is a patio area which is idea for outside entertaining and dining. Summer house.  
The property plot size is: 0.12 Acres.

**Agents Note**

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs, plans and measurements are for guidance only and are not necessarily comprehensive.





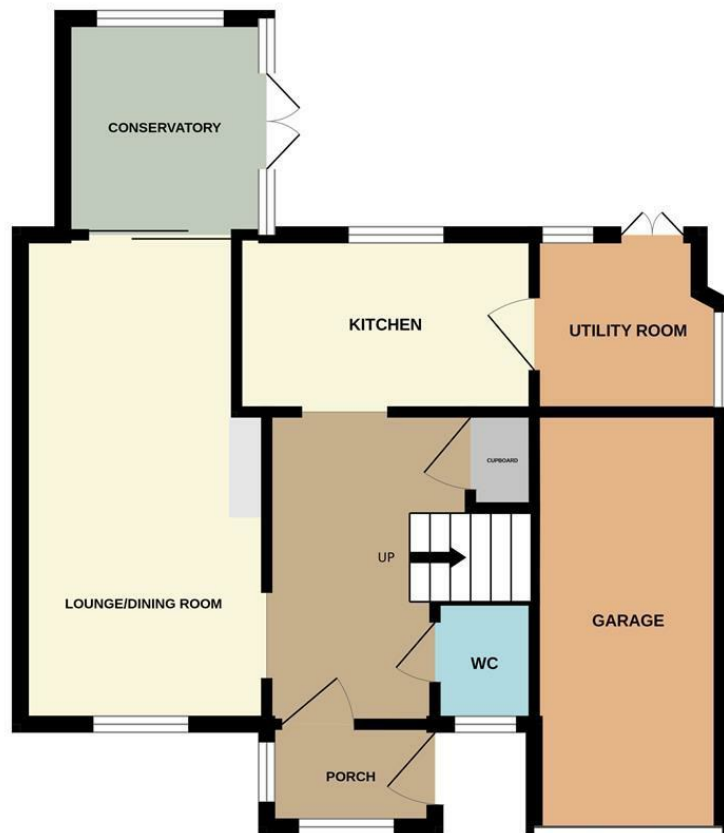


**3 Clarendon Avenue, Weymouth, DT3 5BG**





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
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>	71	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

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