



DIRECT • MOVES
ESTATE AGENTS

60 WARDCLIFFE ROAD, WEYMOUTH, DORSET DT4 0HP

£260,000



PROPERTY REFERENCE CODE: RS0339

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THREE BEDROOM FAMILY HOME with OWN DRIVE and GENEROUS LAWNED GARDEN, needing MODERNISATION THROUGHOUT, and providing FABULOUS POTENTIAL. The property has numerous benefits, including two receptions, downstairs cloakroom, and space for large vehicle . Our video will give a flavour of work required.

This property consists of:

Wardcliffe Road is in an excellent location, being just a short walk from Weymouth town, and the beach and harbourside. It is centrally located for Weymouth's amenities including schools, supermarkets and has the benefit of being within a short walk or cycle ride of the Rodwell Trail, which leads to Wyke Regis and Portland. There is NO CHAIN, making a quick transaction distinctly possible.

Entrance

Double glazed front door to:-

Hallway

Double radiator, thermostat, coving, under stairs cupboard housing gas meter, cupboard housing Vaillant boiler, further cupboard with side aspect window

Lounge

w: 4.27m x l: 3.66m

Front aspect room with a double glazed window, fireplace with wooden surround and hearth, coving, double radiator, archway through to:-

Dining room

w: 3.66m x l: 3.05m

Rear aspect double glazed sliding patio doors with a view overlooking the garden, single radiator, coving, small recess.

Kitchen

w: 4.57m x l: 2.13m

Fitted with a range of eye and base level units, enamel sink, oven, hob, space and plumbing for washing machine, radiator, part tiled walls, side aspect double glazed window, tiled floor, further side aspect double glazed window, rear aspect double glazed frosted door to garden

Cloakroom

Rear aspect double glazed frosted glass window, low-level WC, wash hand basin

Stairway to 1st Floor

Landing

Side aspect double glazed window, access to loft

Bedroom 1

w: 4.27m x l: 3.05m

Front aspect room with double glazed bay window, single radiator, twin fitted wardrobes with mirrored front

Bedroom 2

w: 3.66m x l: 3.05m

Rear aspect room with a double glazed window, views overlooking the garden, single radiator, coving, recess with shelving

Bedroom 3

w: 2.13m x l: 1.83m

Front aspect room with a double glazed window, single radiator.

Bathroom

Suite comprising of low-level WC. panel enclosed bath, pedestal wash hand basin, shelving unit, tiled walls and floor, single radiator, dual aspect double glazed windows

Outside

Front of Property

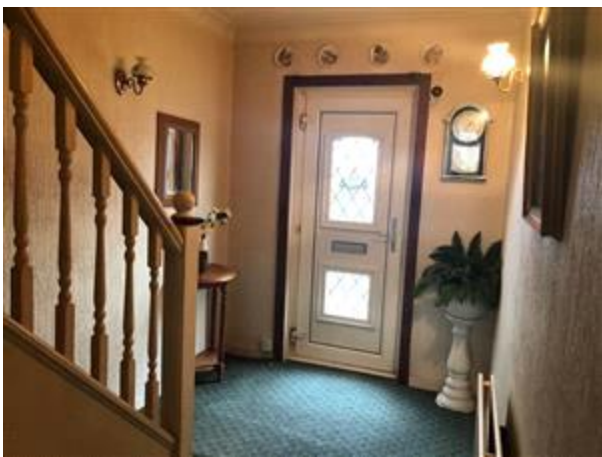
Being partly laid to lawn and partly laid to hardstanding for parking. Planted borders, dropped Kerb

Own Driveway

Providing off road parking for car or caravan

Rear Garden

Mainly laid to lawn, fence enclosed and concrete border, patio, pedestrian side access, outside tap, storage shed with windows and door





TENURE: We have been advised by the Vendors the property is Freehold.
It is advised to have this information verified by your legal representative; we take no legal responsibility given by a vendor/seller of its accuracy. It was not possible to verify and obtain this information given by means of any current documentation.