



## Wiltshire Avenue, Weymouth

£175,000

**SSTC**

TWO DOUBLE BEDROOM END OF TERRACE HOUSE with OWN GARDEN in need of some modernisation. This property offers GENEROUS LIVING SPACE, Kitchen, , Storage Room, Bathroom and Separate WC. Externally boasts both front and rear aspect gardens. CASH BUYERS ONLY PLEASE! as non standard cross construction.

**01305 778500**

sales@directmoves.com



**DIRECT • MOVES**  
ESTATE AGENTS



## TWO DOUBLE BEDROOM END OF TERRACE HOUSE

Wiltshire Avenue is situated in a quiet cul-de-sac position and within close proximity to range of amenities, bus routes to WEYMOUTH TOWN CENTRE and both Primary and Secondary Schools. This home is offered with NO FORWARD CHAIN. Please note that this property is of a non standard construction. CASH BUYERS ONLY PLEASE!

### Entrance

Via wooden side aspect door to front aspect Porch

### Porch

Door to storage room and door through to Hallway

### Storage Room

- 2.13m x 2.13m (- 7' x 7' )

Front aspect double glazed obscured glass window.

### Hallway

Central ceiling light, power points, wall mounted radiator , stairs to first floor, under storage storage cupboard, doors through to Kitchen and lounge

### Kitchen

- 2.44m x 3.35m (- 8' x 11' )

A range of eye and base level units with work surfaces over, sink unit with mixer tap, space for fridge, freezer and washing machine, space for oven with extractor over, wall mounted radiator, rear aspect double glazed window, door through to Lounge/Diner and hallway

### Lounge/diner

- 2.74m x 2.74m (- 9' x 9' )

Open plan dining area with a rear aspect double glazed window, wall mounted radiator, power points, central lighting, built-in shelved units, archway through to the lounge area which has a front aspect double glazed window, wall mounted radiator, central lighting and a built-in TV unit

### Stairway to 1st Floor

With stair lift

### First Floor Landing

With stairs to bedrooms and bathroom

### Bedroom 1

- 2.44m x 5.49m (- 8' x 18' )

Dual aspect double glazed window, power points, central ceiling light x 2, cupboard housing boiler, built-in shelving and a further built-in cupboard.

### Bedroom 2

- 3.35m x 3.66m (- 11' x 12' )

Rear aspect double glazed window, built-in wardrobe, power points, wall mounted radiator, central ceiling light

### Separate WC

Rear aspect double glazed window with obscured glass, wall mounted radiator, low-level WC, central ceiling light

### Bathroom

Rear aspect double glazed window with obscured glass, panel enclosed bath with shower over, wash hand basin, wall mounted radiator, partially tiled.

### Front Garden

Laid to lawn with a pathway leading to the front door

### Rear Garden

Laid to lawn with gravel area, 2 x sheds, rear gate and pathway to back door.





GROUND FLOOR  
457 sq.ft. (42.5 sq.m.) approx.

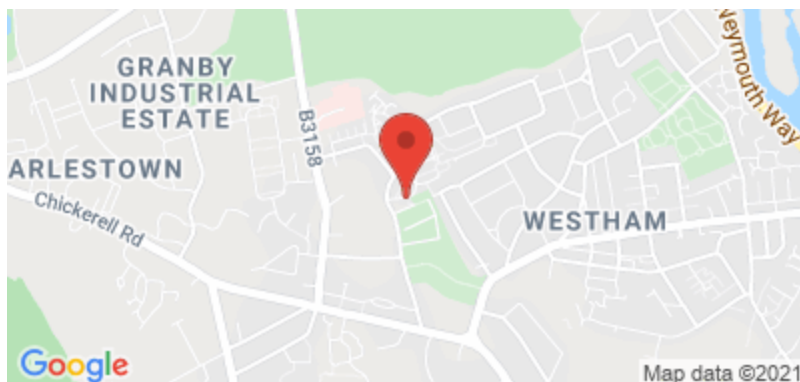


1ST FLOOR  
457 sq.ft. (42.5 sq.m.) approx.



TOTAL FLOOR AREA : 914 sq ft. (84.9 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.  
Made with Metropix ©2020



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.