



## Marlborough Avenue, Weymouth

**Offers Over £350,000** Freehold

Handsome THREE BEDROOM extended semi-detached property in the sought after location of WYKE REGIS. With TWO SPACIOUS RECEPTION ROOMS, UTILITY ROOM, GROUND FLOOR CLOAKROOM and driveway providing OFF ROAD PARKING. To the rear, there is a large, beautiful, fully enclosed garden.

**01305 778500**

[sales@directmoves.com](mailto:sales@directmoves.com)



**DIRECT • MOVES**  
ESTATE AGENTS



### 3 Bedroom extended family home in the sought after area of WYKE REGIS

Marlborough Avenue is conveniently located in the popular WYKE REGIS area and benefits from local amenities such as convenience stores, local schools and doctors surgery. It is also located close to Chesil Beach and Fleet with its stunning coastal walks. It is just a short drive into Weymouth town with its award-winning beaches and bustling harbour. Weymouth is a beautiful seaside town situated halfway along the Jurassic Coast and just 7 miles south of the Dorset county town of Dorchester. Its charming harbour and sandy beaches attract numerous visitors and in 2012 it was the venue for the London 2012 sailing events, along with neighbouring Portland. As a result of its affiliation with the Olympics, the town has benefited from improved transport links, including a bypass and a network of cycle paths

#### Lounge

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

Front aspect double glazed bay window, wall mounted radiator, fire place, central ceiling light, power points

#### Dining room

- 3.05m x 6.4m (- 10' x 21' )

Central ceiling light, wall mounted radiator, power points, rear aspect patio doors

#### Kitchen

- 2.13m x 2.74m (- 7' x 9' )

Range of eye and base level units with work surfaces over, space for washing machine, cooker, sink unit with drainer and mixer taps, side aspect double glazed window power points, ceiling light, separate area for fridge freezer and tumble drier, boiler, side aspect obscured glass door

#### Cloakroom

- 1.52m x 0.61m (- 5' x 2' )

Low-level WC, wash hand basin, ceiling light

#### Hallway

Wall-mounted radiator, central ceiling light, under stairs storage cupboard, stairs to the first floor

#### Landing

Side aspect double glazed window, loft hatch, central ceiling light

#### Bedroom 1

- 3.96m x 3.05m (- 13' x 10' )

Front aspect double glazed bay window, fitted storage cupboard, power points, central ceiling light

#### Bedroom 2

- 3.35m x 3.05m (- 11' x 10' )

Rear aspect double glazed bay window, wall mounted radiator, central ceiling light, fitted storage cupboard space, power points

#### Bedroom 3

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

Rear aspect double glazed window, central ceiling light, power points, wall mounted radiator

#### Bathroom

- 1.52m x 1.52m (- 5' x 5' )

Suite comprising of vanity wash hand basin, low-level WC, panel enclosed bath with shower over, heated towel rail, rear aspect double glazed window with obscured glass,

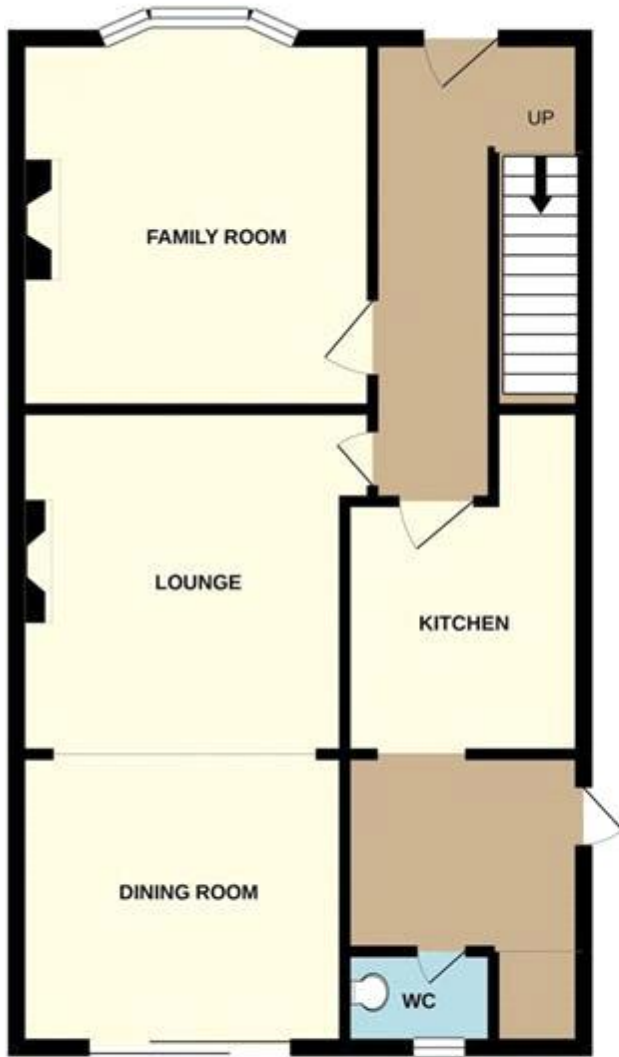
#### Outside

Fence enclosed garden with patio area and also laid to lawn with shrub borders, storage shed.





GROUND FLOOR  
649 sq.ft. (60.3 sq.m.) approx.



1ST FLOOR  
467 sq.ft. (43.4 sq.m.) approx.



TOTAL FLOOR AREA : 1117 sq.ft. (103.7 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 Metroplan ©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.