

39 Corporation Road, Weymouth - DT4 0LJ

In Excess of **£230,000**

DIRECT MOVES









39 Corporation Road

Weymouth

Council Tax band: B

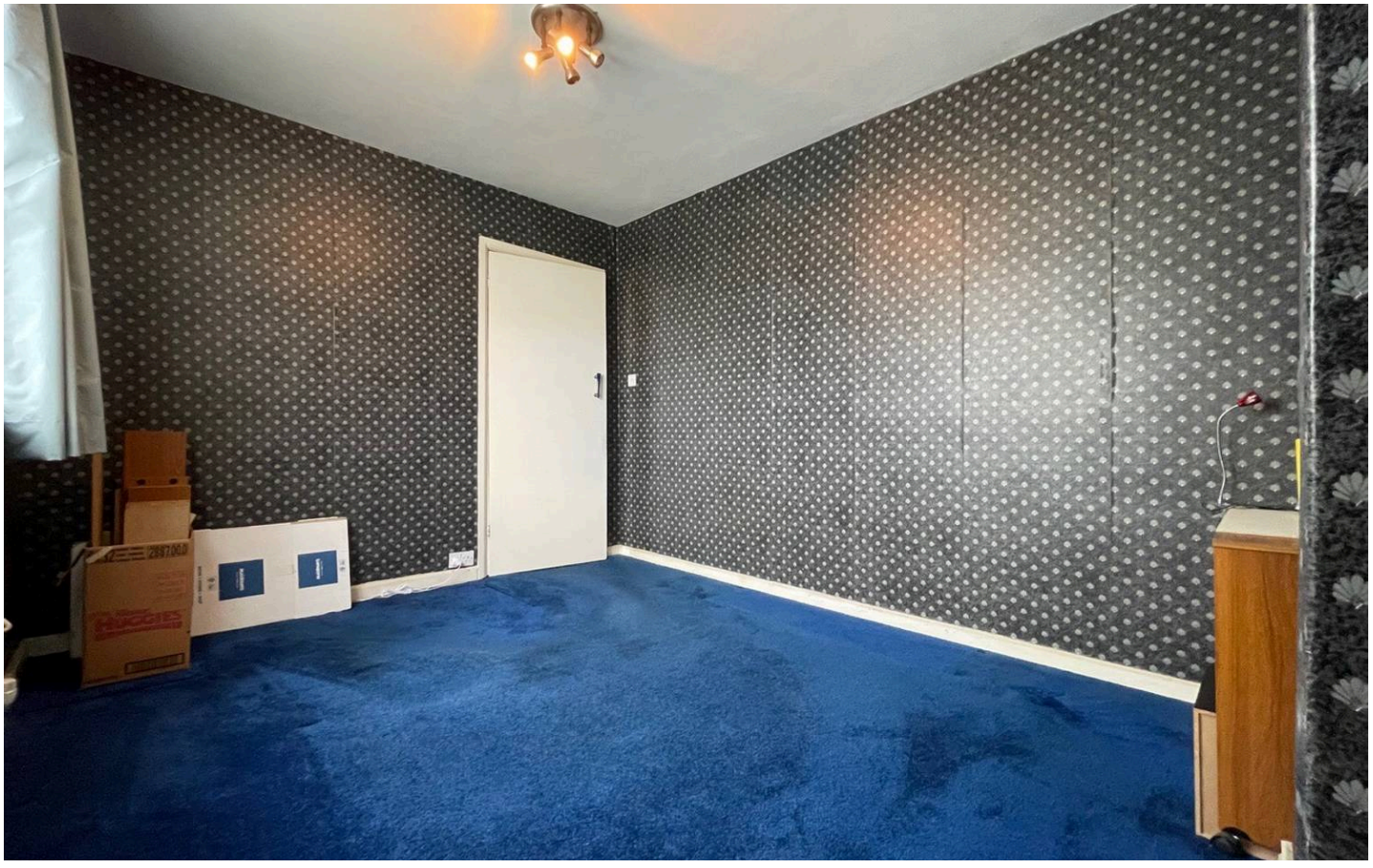
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Expansive corner plot garden with own driveway parking
- Three bedroom family home with immense potential
- Excellent location nearby to transport links, Weymouth Station, schools, shops and Weymouth Town Centre
- Exciting refurbishment opportunity within a popular residential location
- Offered with no onward chain
- Separate living room and dining room
- Newly installed Glow-Worm combination boiler
- Front, side and rear gardens with hedgerows adorning the spaces

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Entrance Hallway
13' 5" x 3' 11" (4.10m x 1.20m)
An obscured wooden front door opens into the entrance hallway rise to the first floor landing, a door opens into a side aspect cupboard with an obscured double glazed window, this cupboard houses the metres. doors open into both receptions and the kitchen.

Front aspect reception
12' 6" x 9' 6" (3.80m x 2.90m)
A front aspect reception with a large double glazed window, a chimney breast and a radiator beneath the window.

Living room
12' 10" x 12' 6" (3.90m x 3.80m)
A rear aspect reception with a double glazed window looking onto the rear section of the wrap around garden, a chimney breast with a gas fire and ample room for furniture.

Kitchen
9' 0" x 8' 10" (2.75m x 2.70m)
A side aspect kitchen featuring multiple base level units and an eye level cupboard at the rear. A double glazed window floods the room with natural light, a stainless sink with dual draining boards and stainless taps while a door opens into spacious storage/pantry space.







First Floor landing
A side aspect double glazed window looking onto the side portion of the garden, doors open into all first floor rooms and a cupboard housing the newly installed Glow-Worm combination boiler.

WC
5' 7" x 2' 11" (1.70m x 0.89m)
A side aspect WC with a double glazed obscured window and a low-level WC as well as ceiling lighting.

Bathroom
5' 6" x 5' 3" (1.68m x 1.60m)
A separate rear aspect bathroom with an obscured double glazed window, a wall to wall bathtub with tiled surround and stainless taps and a hand wash basin with stainless taps and a tile backsplash.

Bedroom Three
8' 6" x 8' 5" (2.60m x 2.57m)
A front aspect bedroom with a double glazed window to the front.

Bedroom two
11' 0" x 9' 1" (3.36m x 2.76m)
A rear aspect double bedroom with a double glazed window overlooking the rear garden and a chimney breast.

Bedroom One
bedroom one 4.13x3.4 A spacious front aspect, double bedroom with a double glazed window, a central with a cupboard opening into storage beside.







GARDEN

Corporation Road benefits from a spacious wrap-around garden with a variety of areas laid to lawn with patio walkway and a concrete laid driveway space. The gardens area enclosed with hedgerows creating a private and attractive setting. Within the front garden a tree creates further privacy and a gate to the front provides access.

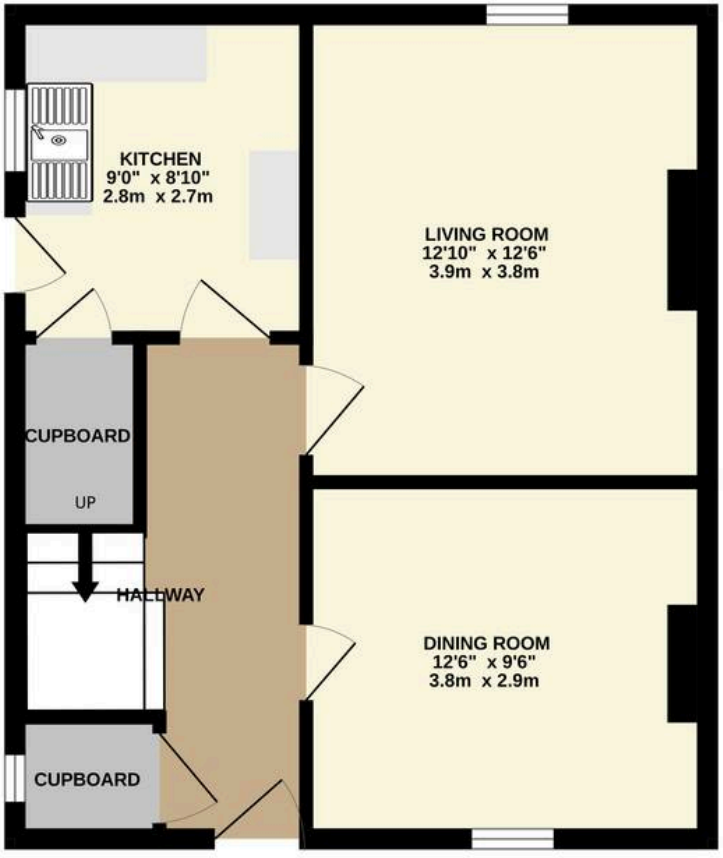
DRIVEWAY

2 Parking Spaces

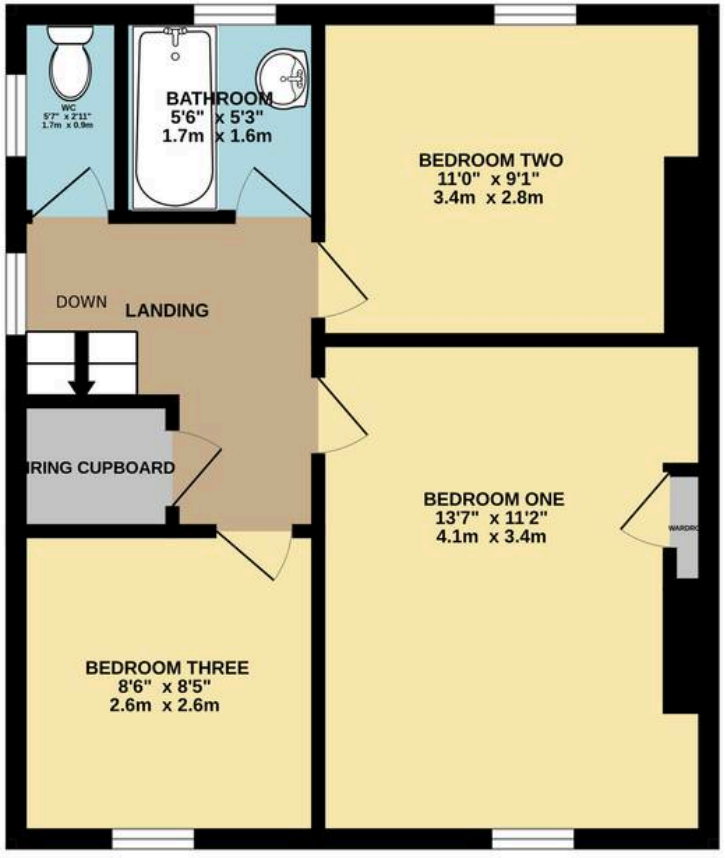
A tarmac laid driveway provides ample off road parking with potential for expansion if required.

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GROUND FLOOR



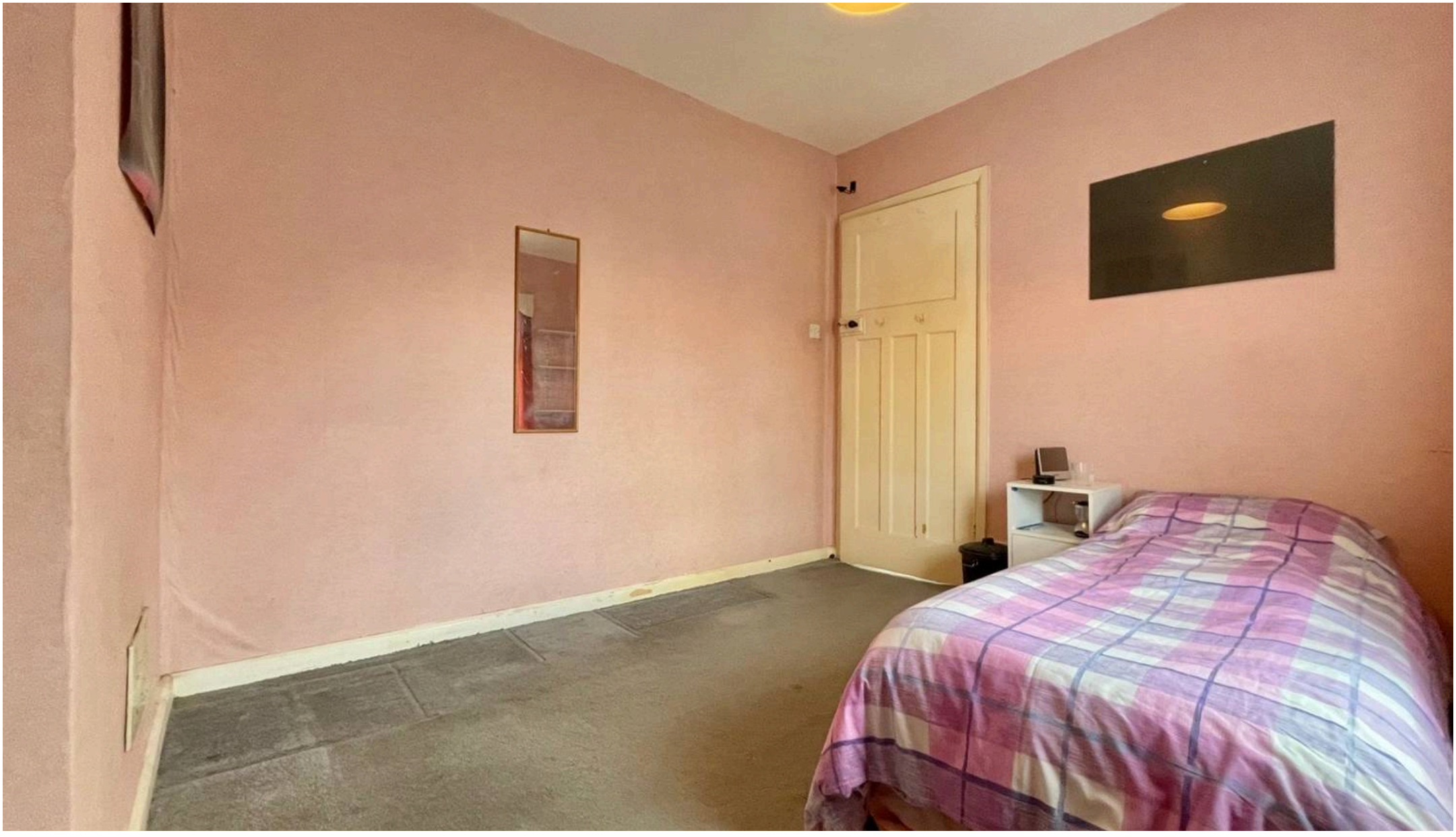
1ST FLOOR



DT40LJ

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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