

AUSTIN  
ESTATE AGENTS



## Maycroft Road

Rodwell

Weymouth

Dorset

DT4 8LH

Offers in Excess of £240,000

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### SUMMARY

- Period Terraced Home
- Extended to the Rear
- Two Double Bedrooms
- Modern Fitted Kitchen
- Separate Utility Room
- Family Bathroom
- Double Glazing & Gas Central Heating
- Rear Garden
- No Onward Chain
- Close to Weymouth's Inner Harbour





## SUMMARY OF ACCOMMODATION

### GROUND FLOOR

#### Entrance Hallway

**Sitting Room / Dining Room** 23' 7" max x 11' 8" max  
(7.20m max x 3.55m max)

**Kitchen** 13' 0" x 7' 7" (3.95m x 2.30m)

**Utility Room** 13' 0" x 5' 9" (3.95m x 1.75m)

### FIRST FLOOR

#### First Floor Landing

**Bedroom One** 14' 1" x 10' 6" (4.30m x 3.20m)

**Bedroom Two** 10' 6" x 8' 8" (3.20m x 2.65m)

**Bathroom** 10' 6" x 7' 7" (3.20m x 2.30m)

### SECOND FLOOR

**Loft Room** 13' 0" max x 10' 4" max (3.95m max x 3.15m max)

### OUTSIDE

**Front Garden**

**Rear Garden**

## THE PROPERTY

We are delighted to present to the market a deceptively spacious, mid terrace family home, which is offered for sale with no onward chain. The property has been extended to the rear on the ground floor providing additional accommodation and benefits from two double bedrooms, open plan sitting room / dining room, kitchen, utility and family bathroom as well as gas central heating and double glazing throughout. Externally, to the rear there is a private low maintenance rear garden. The home is positioned within easy walking distance of Weymouth Inner Harbour and town centre.

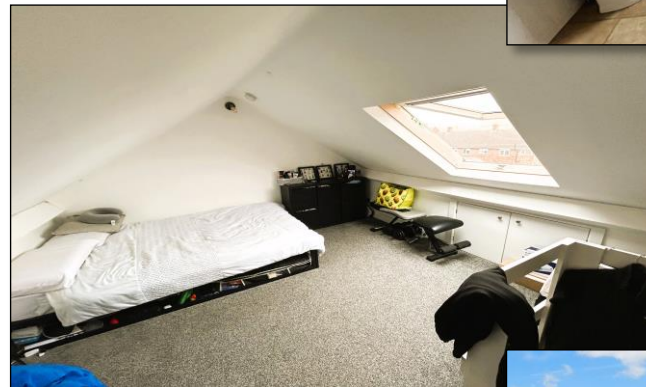
Upon entering the property, you are greeted by a welcoming entrance hallway where stairs ascend to the first floor and a door leads to the open plan sitting room / dining room. This fantastic open plan room is a welcoming light and airy space boasting a large front aspect bay window. A feature fireplace housing a wood burning stove in the lounge area adds to the room's appeal. The open plan space is sizeable enough to house lounge furniture as well as a dining room table and chairs. At the rear of the room is a doorway leading to the utility room hosting storage cupboards. An opening flows through to the kitchen, which is fitted with a range of modern eye level and base units with space for domestic appliances including a range cooker. Both the utility and kitchen have double glazed windows overlooking the rear garden, whilst the utility has a door to the rear providing access.

On the first floor, the landing hosts doors to the two double bedrooms and family bathroom. Bedroom one is a generous sized, front aspect double bedroom benefitting from built in wardrobe and shower cubicle. Bedrooms two is a further double room with a rear aspect double glazed window to the rear aspect. The family bathroom comprises a panelled bath, pedestal wash hand basin and WC. On the second floor is a loft room which is boarded and carpeted with a Velux window giving natural light and storage in the eaves.

Externally, the rear garden is predominately laid to lawn with a patio to the end, providing a seating area.

This property is situated in Rodwell, a popular residential location close by to local shops and amenities. Newton's Cove and the Nothe Fort are a short distance away providing delightful walks. Hope Square offers a good selection of restaurants, bistros and public houses as well as easy access to Weymouth Inner Harbour and town centre.

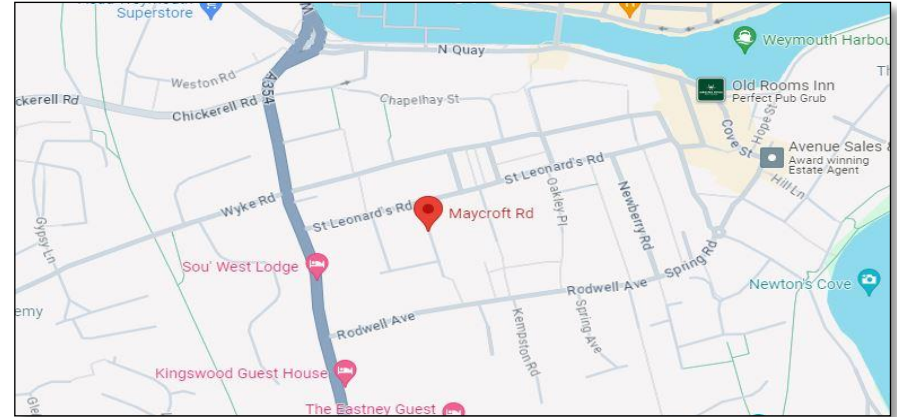
For further information, or to make an appointment to view, please contact Austin Estate Agents.



## FLOORPLAN:



## LOCATION:



## EPC:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX RATING: B

TENURE: Freehold

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### MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

### THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order.