Instinct Guides You



Essex Road, Weymouth
Offers In Excess Of £125,000

- Spacious Maisonette
- Two Bedrooms
- Rear Courtyard
- In Need Of Some Modernisation
- No Onward Chain
- 999 Year Lease
- Large Kitchen/Breakfast Room
- Close To Harbour







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Courtesy Notice Upon using WilsonTominey as selling agents ensure we are made aware of contractual obligations you may be under. We can then proceed accordingly.

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The Property Ombudsman

* Open House Saturday 14th November Between 3.30pm & 4.30pm * Situated in a convenient residential location in Weymouth, this two bedroom first and second floor maisonette offers spacious and versatile accommodation, together with excellent potential for improvement. Requiring some modernisation, the property benefits from a generous lounge, kitchen/breakfast room, bathroom, useful storage areas and an enclosed rear courtyard. Ideally positioned within easy reach of Weymouth town centre, picturesque harbour, marina and local amenities, the property presents an excellent opportunity for purchasers looking to put their own stamp on a home.

The accommodation is accessed via an entrance leading to stairs rising to the first floor, where a hallway provides access to the principal rooms. The lounge is a generously proportioned reception room positioned towards the front of the property, enjoying natural light from its window and offering ample space for comfortable seating and additional furniture.

The kitchen/breakfast room is positioned towards the rear and provides a spacious area for cooking and dining. Fitted with a range of wooden wall and base units, work surfaces and space for appliances, the room also benefits from a breakfast bar and windows providing natural light.

Also on the first floor is a well proportioned double bedroom, providing flexible accommodation. The bathroom is fitted with a bath, wash hand basin and WC, with a window providing natural light and ventilation.

Stairs from the hallway lead to the second floor, where a further bedroom provides additional accommodation. This level also benefits from two useful storage areas, offering valuable space for household belongings.

Outside, the property benefits from an enclosed rear courtyard, providing a practical outdoor space.

Whilst requiring some updating and modernisation, this spacious maisonette offers considerable potential to create a comfortable home in an established residential location.







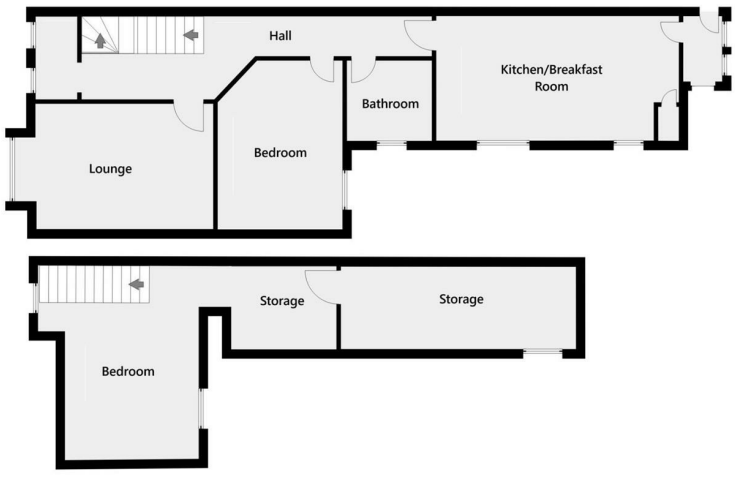


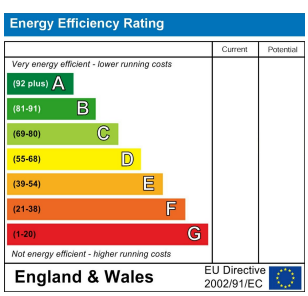
Room Dimensions

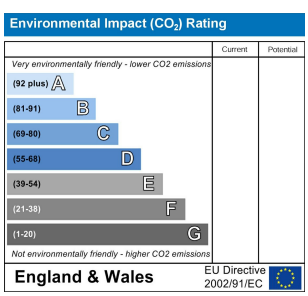
Lounge 17'5" into bay x 11'0" (5.33 into bay x 3.36)
Bedroom One 14'10" x 10'11" (4.53 x 3.35)
Kitchen/Breakfast Room
Bedroom Two
Storage Room 10'3" x 7'7" (3.13 x 2.33)
Storage Room 20'8" x 7'3" (6.31 x 2.23)

Lease & Maintenance Information
The vendor informs us that there is a 999 year lease which commenced in 1972 with a peppercorn ground rent, the property can be let and pets are permitted, service charge is on an as and when basis.

(These details should be checked by your solicitor before incurring any expenditure to clarify accuracy)







Important Notice: Particulars are prepared for marketing purposes only and should not be treated as a statement of the condition of any building, fixture or appliance. All measurements, floor plans and lease/ maintenance are approximate and not to be relied upon. Purchasers should make their own checks before relying on any of the information provided herein. * For double glazing and gas radiator heating, it is where specified.