CROMWELL ROAD

£189,950

26 Cromwell Road, Weymouth, DT4 0JQ

A three bedroom mid-terrace house on Cromwell Road, in need of modernisation. A perfect project for investment or FTB!

Lounge, dining room, kitchen, lean-to, bathroom, three bedrooms and rear garden. Available to view now!

ENTRANCE HALL - Front aspect UPVC double glazed door into porch, wooden door with obscured pane, doors to all rooms, gas meter, understair storage housing electric meter, larder.

LOUNGE 11' 11" x 11' 9" (3.65m x 3.6m) - Front aspect double glazed bay window UPVC, tiled fireplace, storage cupboards, tv points, telephone point.

DINING ROOM 11' 11" x 9' 8" (3.65m x 2.95m) - Rear aspect sash window, tiled fireplace, storage cupboards, telephone point.

KITCHEN 11' 3" x 7' 11" (3.45m x 2.43m) - Side aspect double glazed UPVC window, side aspect double glazed obscured UPVC door to lean-to, wooden laminate base & wall units with worktops over, part tiled walls over worktops, stainless steel sink & drainer, built in oven and hob, undercounter space.

LEAN TO 6' 9" x 5' 0" (2.07m x 1.54m) - UPVC double glazed side aspect and rear aspect windows, UIPVC door to garden, panel plastic roofing.

BATHROOM - Rear aspect double glazed window, vanity sink unit, inset bath, part tiled, sliding wooden door to WC, small obscured rear UPVC double glazed window, fully tiled, wall mounted heater.
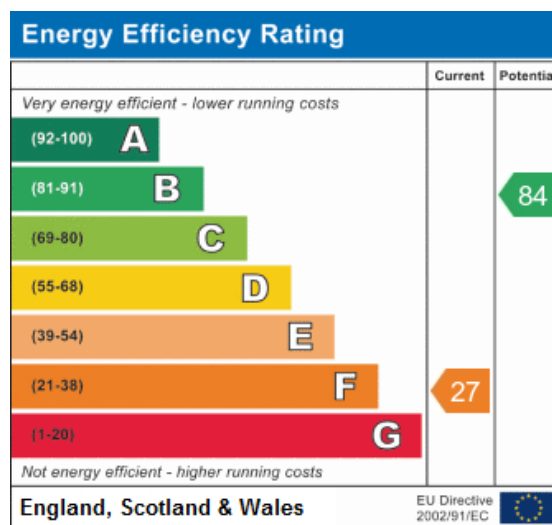
STAIRS & LANDING - Banister rail, loft hatch.

FRONT BEDROOM 15' 4" x 11' 8" (4.68m x 3.58m) - UPVC front aspect bay window, fireplace, tv point.

BEDROOM TWO 11' 11" x 9' 8" (3.65m x 2.95m) - Rear aspect sash window, fireplace.

REAR BEDROOM 18' 10" x 8' 0" (5.75m x 2.45m) - Rear aspect double glazed UPVC window, side aspect UPVC double glazed window, fireplace.

REAR GARDEN - Hard standing, rear access, outdoor storage cupboard.

BATHROOM
4'9" x 7'7"
1.45m x 2.30m

KITCHEN
9'1" x 11'4"
2.77m x 3.45m

UTILITY ROOM
6'11" x 5'6"
2.10m x 1.68m

DINING ROOM
9'6" x 12'0"
.89m x 3.67m

LOUNGE
12'0" x 14'5"
3.65m x 4.40m

BEDROOM 3
8'1" x 18'10"
2.47m x 5.74m

BEDROOM 2
9'8" x 11'9"
.95m x 3.57m

LANDING

BEDROOM 1
15'3" x 14'7"
4.65m x 4.44m

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) **A**		
(81-91) **B**		84
(69-80) **C**		
(55-68) **D**		
(39-54) **E**		
(21-38) **F**	27	
(1-20) **G**		
Not energy efficient - higher running costs		

England, Scotland & Wales

EU Directive
2002/91/EC

N.B. All measurements quoted are approximate & for guidance only. No appliances, systems or fittings have been tested and no guarantee as to their condition or suitability is given or implied. Photographs are reproduced for general information. It cannot be inferred that any item is included. Misdescriptions Act 1991.