



**Markham Avenue, DT4 0QL**  
Asking Price Of £240,000 Freehold

  
**MARTIN & CO**

## Asking Price Of £240,000

- No Onward Chain
- Three Bedrooms
- Semi-Detached
- Two Reception Rooms
- Large Enclosed Rear Garden
- Council Tax Band C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G	13 G	

The graph shows this property's current and potential energy rating.



We are pleased to offer for sale with no onward chain this semi-detached house located in a popular family area with local amenities nearby.

The property which is in need of full modernisation briefly comprises entrance hall, lounge with bay window, dining room, kitchen and downstairs cloakroom. To the first floor there are three bedrooms and a bathroom.

Outside there is an enclosed front garden which subject to the relevant planning could be adapted to provide off street parking. There is side pedestrian access to a large enclosed rear garden.

#### ENTRANCE HALL

LOUNGE 12' 9" x 11' (3.89m x 3.35m)

DINING ROOM 10' 11" x 10' (3.33m x 3.05m)

KITCHEN 9' 9" x 6' 2" (2.97m x 1.88m)

WC

#### FIRST FLOOR LANDING

#### BATHROOM

BEDROOM 10' 11" x 10' 8" (3.33m x 3.25m)

BEDROOM 13' 2" x 10' 2" (4.01m x 3.1m)

BEDROOM 7' 11" x 6' 2" (2.41m x 1.88m)

Property Type: Semi-Detached House  
Property construction: Standard  
Mains Electricity  
Mains Water & Sewage: Supplied by Wessex Water  
Heating: Electric

Broadband Networks in the area  
Openreach, Jurassic Fibre

Superfast Fibre Broadband, Standard Broadband

Mobile Network Availability in this area  
O2  
Three  
Vodafone  
EE

We recommend checking Broadband speeds via  
Ofcom Checker

We recommend checking Mobile phone coverage via  
Ofcom Checker







## Martin & Co Weymouth

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**Accuracy:** 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. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** 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.