



Canberra Road, Weymouth, DT3 6AH
Asking Price Of £249,000 Freehold

Canberra Road, Weymouth

3 Bedrooms, 1 Bathroom

Asking Price Of £249,000

- Ample off road parking
- No onward chain
- separate downstairs WC
- Lounge/diner with patio doors
- Three Bedrooms
- Ideal investment or first-time buy



Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

DELIGHTFUL END OF TERRACE RESIDENCE This charming **THREE-BEDROOM** property is an exceptional find for homeowners, first-time buyers, and investors alike. To the front of the property, the driveway provides ample **OFF-ROAD PARKING**, before being greeted by the spacious and airy lounge/diner. The **MODERN FITTED KITCHEN** is equipped with an array of wall and floor storage cupboards, as well as ample space for your appliances. The ground floor is also equipped with a W/C and patio doors leading to the **LOW MAINTENANCE, PRIVATE GARDEN**.

Canberra Road **CONVENIENTLY LOCATED**, making access to **WEYMOUTH** and **DORCHESTER** an easy commute. just a short stroll from the bustling Littlemoor Shopping centre, which boasts a well-known supermarket, Doctor's Surgery, and Library. Upwey train station is also within easy reach, making public transport accessible.

LOUNGE/DINER
17' 10" x 10' 0" (5.46m x 3.07m)

KITCHEN
10' 7" x 7' 8" (3.25m x 2.36m)

BEDROOM 1
10' 4" x 10' 2" (3.15m x 3.1m)

BEDROOM 2
7' 1" x 10' 5" (2.18m x 3.2m)

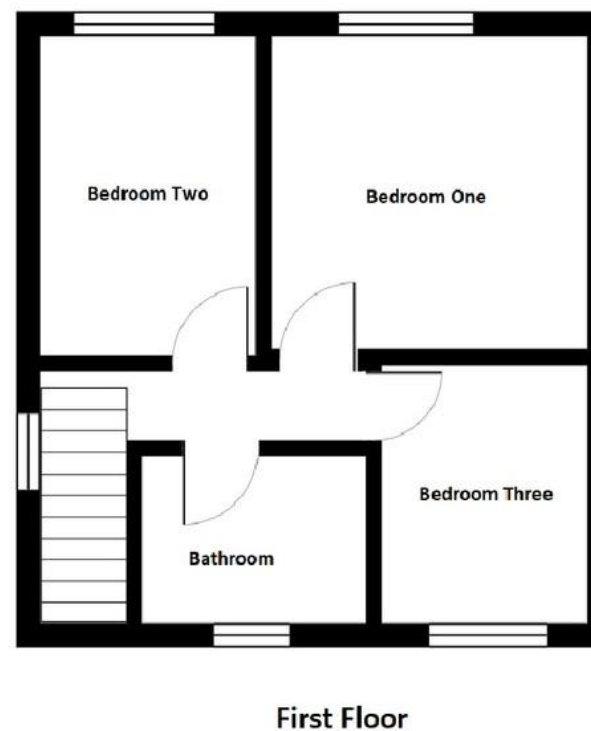
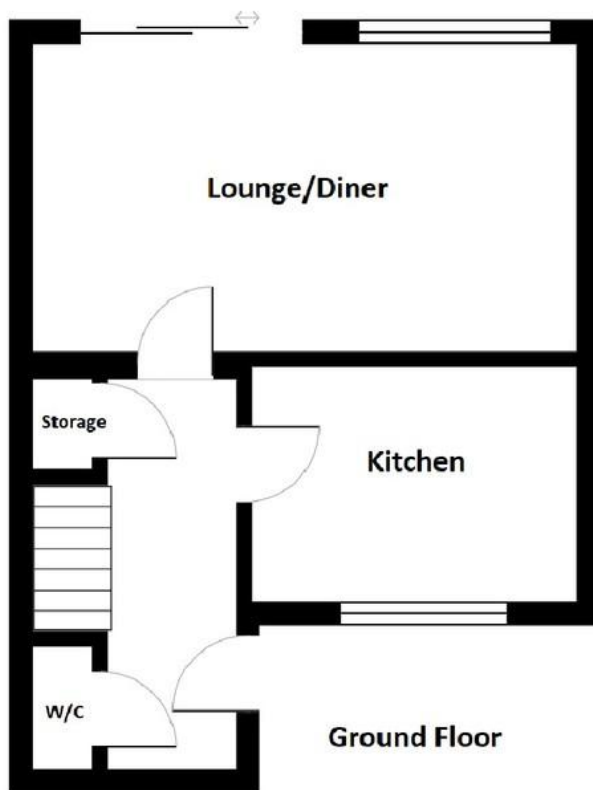
BEDROOM 3
6' 9" x 8' 5" (2.08m x 2.57m)

BATHROOM
6' 5" x 5' 6" (1.96m x 1.7m)









Martin & Co Weymouth

2 St Thomas Street • Weymouth • DT4 8EW
T: 01305775504 • E: weymouth@martinco.com

01305775504

<http://www.martinco.com>



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.