



AUSTIN 
ESTATE AGENTS

Wardcliffe Road

Weymouth

Dorset

DT4 0HR

Offers in Excess of £300,000

SUMMARY

- Semi Detached House
- Three Bedrooms plus Loft Room
- Spacious Lounge / Diner
- Fitted Kitchen
- Family Bathroom & Separate WC
- Double Glazing & Central Heating
- Driveway and Garage
- Rear Garden
- Popular Location within Walking Distance of the Inner Harbour
- No Onward Chain





SUMMARY OF ACCOMMODATION

GROUND FLOOR

Entrance Porch

Entrance Hallway

Lounge Area 11' 10" x 14' 2" max (3.60m x 4.31m max)

Dining Room Area 10' 8" x 12' 8" (3.24m x 3.86m)

Kitchen 8' 4" x 14' 2" (2.54m x 4.32m)

WC

FIRST FLOOR

First Floor Landing

Bedroom One 8' 5" to wardrobes x 13' 8" (2.57m to wardrobes x 4.17m)

Bedroom Two 9' 10" x 12' 8" (3.00m x 3.87m)

Bedroom Three 8' 4" x 7' 3" (2.54m x 2.20m)

Bathroom 8' 6" x 4' 8" (2.60m x 1.43m)

WC

SECOND FLOOR

Loft Room 14' 8" max x 15' 3" max (4.47m max x 4.65m max)

OUTSIDE

Front Driveway

Garage

Rear Garden

THE PROPERTY

Austin Estate Agents are delighted to offer for sale, with no onward chain, this semi-detached family home situated in a popular residential location close by to local shops, amenities and the Inner Harbour and Weymouth Town Centre. The property has been extended to the rear to provide additional accommodation which includes a spacious lounge / diner, kitchen, ground floor WC, three bedrooms and family bathroom with additional stairs leading to a loft room on the second floor. Outside is a front driveway, attached garage and rear garden.

On the ground floor an entrance porch gives access into an inviting reception hallway with doors to the spacious lounge / diner, kitchen and ground floor WC. The lounge / diner runs the length of the property and enjoys a bay window to the front aspect and French doors to the rear providing good natural light with fireplaces to both the lounge and dining areas. The fitted kitchen is situated to the rear of the property with dual aspect windows and a door to the side leading to the rear garden. It is fitted with a range of eye level and base units, integral gas hob and eye level oven. There is ample room for additional kitchen appliances.

The first floor landing hosts doors to the three bedrooms, family bathroom and separate WC. Bedrooms one and three are front aspect rooms, with the main bedroom having the added advantage of fitted wardrobes along one wall. Bedroom two is another good sized double with rear aspect views. The family bathroom comprises a panelled bath with shower over and a vanity wash hand basin. A separate WC is located next to this room.

The first-floor landing also has stairs leading to the second floor into a spacious loft room with a double glazed Velux window to the rear.

Externally, off-road parking for two vehicles is provided to the front to the property via an attractive, block paved, independent driveway with access to an attached garage with up and over door. The rear garden is primarily laid to lawn with a gravelled area to the side. A patio adjacent to the property and decked area to the rear provide seating areas, ideal for outside entertaining and provide a place to enjoy the garden at different times of the day. A useful outside power socket can be found in the rear garden.

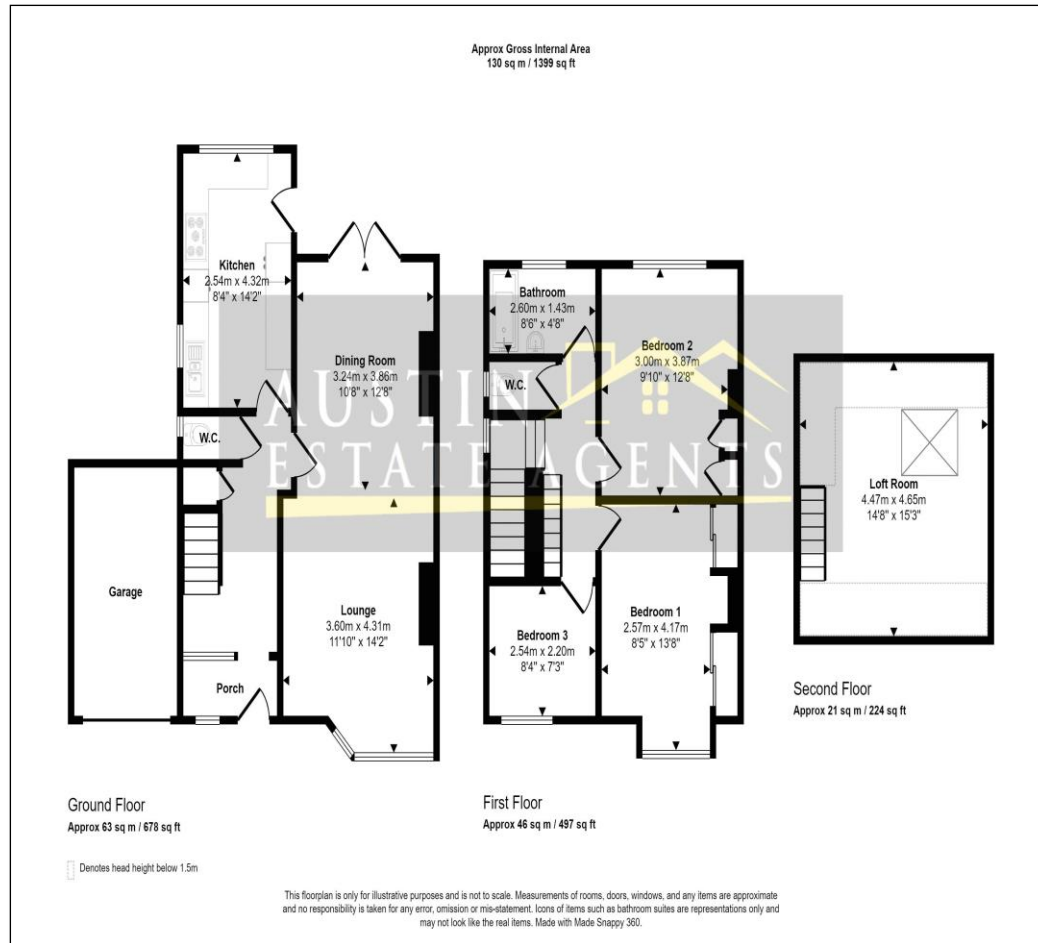
The family home is situated in a popular residential location close by to local shops, amenities and bus routes to surrounding areas. The inner harbour and Weymouth town centre are a short walk away.

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





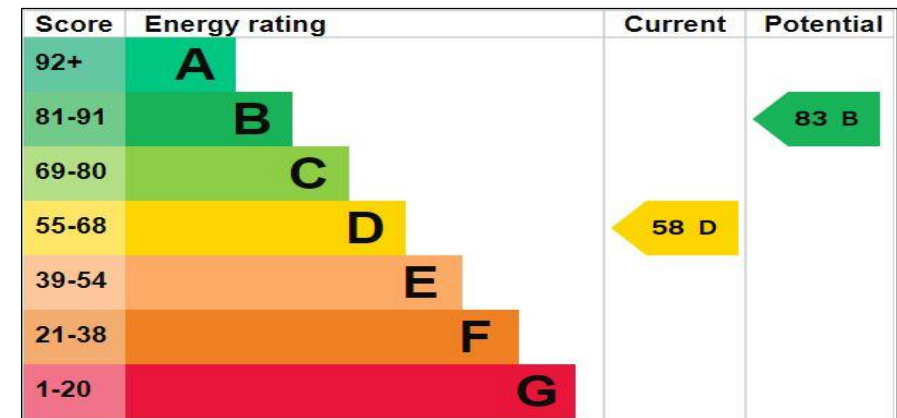
FLOORPLAN:



LOCATION:



EPC:



COUNCIL TAX RATING: C

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.