



AUSTIN
ESTATE AGENTS

Queens Road

Radipole

Weymouth

Dorset

DT3 5EX

Offers in Excess of £290,000

SUMMARY

- Terraced Family Home
- Three Bedrooms
- Spacious Lounge / Dining Room
- Modern Fitted Kitchen / Breakfast Room
- Modern Family Bathroom
- Double Glazing & Gas Central Heating
- Front Garden
- Delightful Rear Garden
- Wholly Owned Solar Panels
- Sought After Radipole Location





SUMMARY OF ACCOMMODATION

GROUND FLOOR

Entrance Porch

Entrance Hallway

Lounge 10' 11" x 13' 3" max into bay (3.32m x 4.05m max into bay)

Dining Room 11' 6" x 10' 6" (3.51m x 3.20m)

Kitchen 8' 10" x 16' 4" (2.70m x 4.97m)

FIRST FLOOR

First Floor Landing

Bedroom One 14' 3" x 13' 1" max into bay (4.34m x 3.98m max into bay)

Bedroom Two 9' 1" x 10' 9" (2.78m x 3.28m)

Bedroom Three 8' 6" max x 12' 11" max (2.59m max x 3.93m max) Irregular shaped room

Bathroom 3' 10" plus recess x 7' 10" max (1.16m plus recess x 2.38m max) Irregular shaped room

OUTSIDE

Front Garden

Rear Garden

THE PROPERTY

We are pleased to bring to the market this pleasant terraced family home situated in the popular residential location of Radipole. The property benefits a spacious lounge / diner, modern fitted kitchen / breakfast room, three double bedrooms and family bathroom with double glazing and gas central heating. Outside the property enjoys an attractive rear garden. We recommend viewing to appreciate the accommodation on offer.

From the entrance porch, a door gives access into the reception hallway with stairs ascending to the first floor and a door to the dining area of the lounge / diner. The lounge area is situated to the front of the property with a large double glazed bay window to the front providing excellent natural light. An opening naturally flows to the spacious dining area with a rear aspect door overlooking and leading to the rear garden as well as a useful understairs storage cupboard. A door at the rear leads to the kitchen, which is tastefully fitted with a modern range of matching eye level and base units and space for all domestic appliances as well as a dining table at the end of the kitchen. This is a lovely light room from a side aspect double glazed window and double glazed French doors overlooking and leading to the rear garden.

The first floor landing hosts doors to the three bedrooms and family bathroom.

Bedroom one is situated to the front and is a large double room, spanning the width of the property, with a large double glazed bay window to the front. Bedrooms two and three are situated to the rear of the property with double glazed windows overlooking the rear aspect. The bathroom comprises a low level WC, pedestal wash hand basin and panelled bath with shower over.

Externally, the property offers a small front garden. The rear garden is attractive and very well maintained. A patio area adjacent to the house is a perfect space to enjoy the garden, which is predominately laid to lawn with pleasantly planted borders and pathway to the end of the garden, where there is a gate providing additional access to the garden, via a walkway at the back of the terrace of houses. A further benefit of this property are solar panels, which are wholly owned by our vendor and significantly reduce their electricity costs.

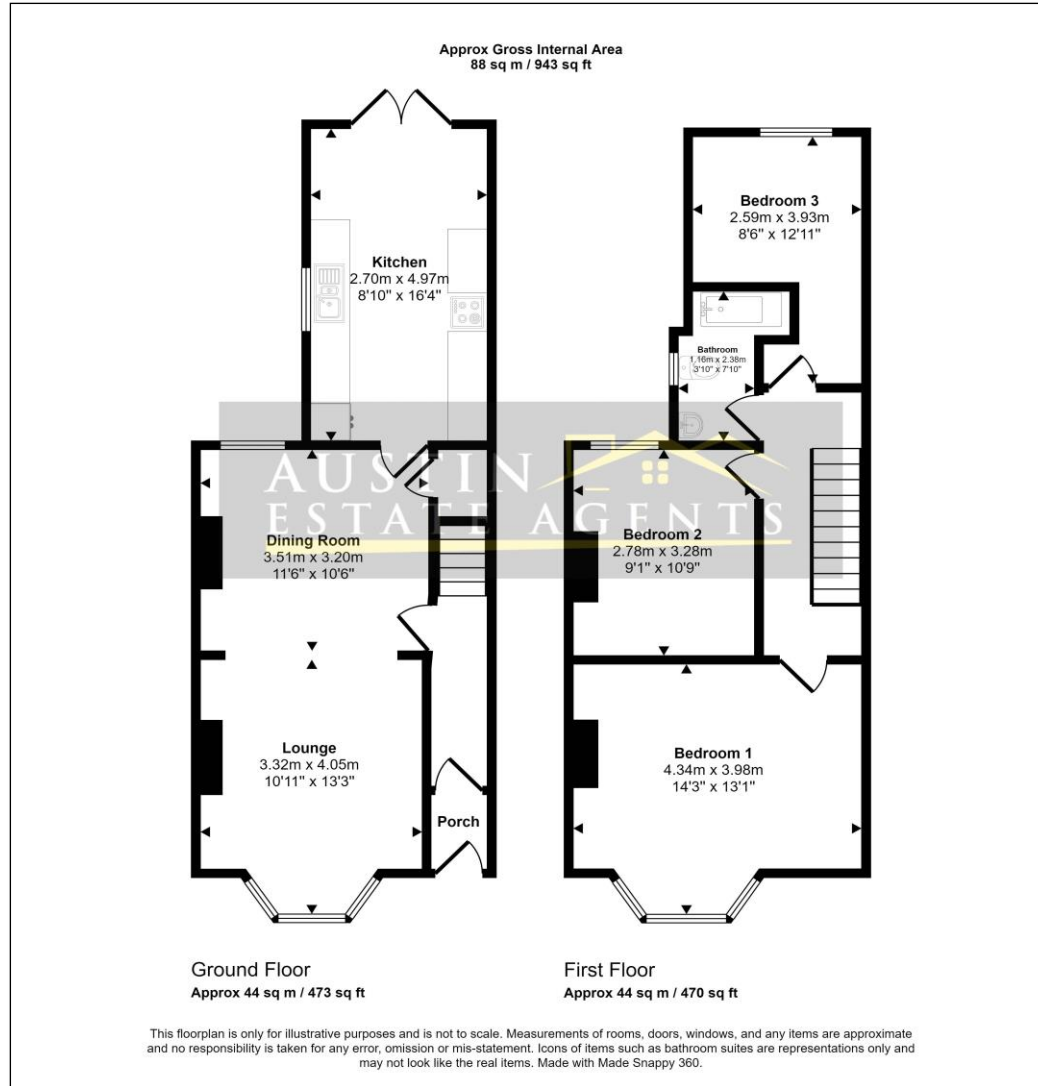
This family home is situated within close proximity of local shops and amenities, including Radipole Park Gardens, Radipole Nature Reserve, a well regarded primary school and bus routes to surrounding areas. Weymouth Town Centre and Weymouth Railway Station are approximately half a mile away.

For further information, or to book an appointment to view this property, please contact Austin Estate Agents.

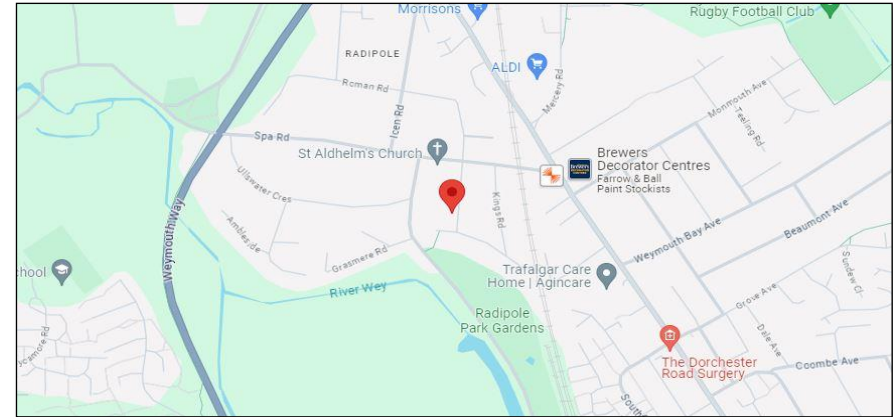




FLOORPLAN:



LOCATION:



EPC:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX RATING: B 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.