



AUSTIN 
ESTATE AGENTS

Bradford Road

Weymouth

Dorset

DT4 0DW

£245,000

SUMMARY

- Terraced Family Home
- Three Bedrooms
- Lounge with Elevated Views
- Modern Kitchen / Diner
- Family Bathroom
- Gas Central Heating
- Double Glazing
- Front & Rear Gardens
- Close to Local Shops & Amenities
- No Onward Chain





SUMMARY OF ACCOMMODATION

GROUND FLOOR

Entrance Hallway

Lounge 12' 3" x 12' 9" (3.73m x 3.88m)

Dining Room 8' 1" x 9' 2" (2.46m x 2.79m)

Kitchen 10' 4" max x 13' 0" max (3.14m max x 3.96m max)

FIRST FLOOR

First Floor Landing

Bedroom One 11' 5" x 12' 8" (3.47m x 3.86m)

Bedroom Two 13' 11" x 8' 11" plus recess (4.24m x 2.73m plus recess)

Bedroom Three 9' 0" max x 11' 0" max (2.75m max x 3.36m max)

Bathroom 6' 7" x 5' 7" (2.01m x 1.69m)

OUTSIDE

Front Garden

Rear Garden

THE PROPERTY

We are delighted to present to the market this deceptively spacious house, which is being offered for sale with no onward chain. The property benefits from a front aspect lounge, kitchen / diner, three good size bedrooms, modern bathroom with double glazing and gas central heating. Outside the property enjoys pleasant gardens to the front and rear.

The entrance door gives access to an inviting reception hallway with stairs ascending the first floor and doors to an under stairs storage cupboard and all ground floor rooms. The lounge is situated to the front with a large double glazed window flooding the room with natural light and boasting elevated views over the surrounding area. The kitchen / diner is a good size and is fitted with a modern range of matching eye level and base units, integral four ring gas hob, electric oven, extractor hood and breakfast bar. Double glazed windows and doors overlook and lead to the rear garden. Newly fitted flooring adds to the room's appeal.

The first floor landing hosts doors to all three bedrooms, bathroom and storage cupboard as well as access to the loft. Bedrooms one and three are both situated to the front of the property with double glazed windows providing delightful views over the surrounding area. Bedroom two is found at the rear overlooking the garden. Bedrooms one and two enjoy integral storage cupboards. The first floor enjoys newly fitted carpets. The family bathroom comprises a low level WC, pedestal wash hand basin, 'p' shaped bath with shower over and complementary tiled walls, extractor fan and opaque double glazed window to the rear aspect.

Externally the property offers a small enclosed front garden, laid to shingle with plants and shrubs. The rear garden features a raised patio area with the remainder predominately laid to lawn with attractively planted borders. A right of way gives access to the rear of the property.

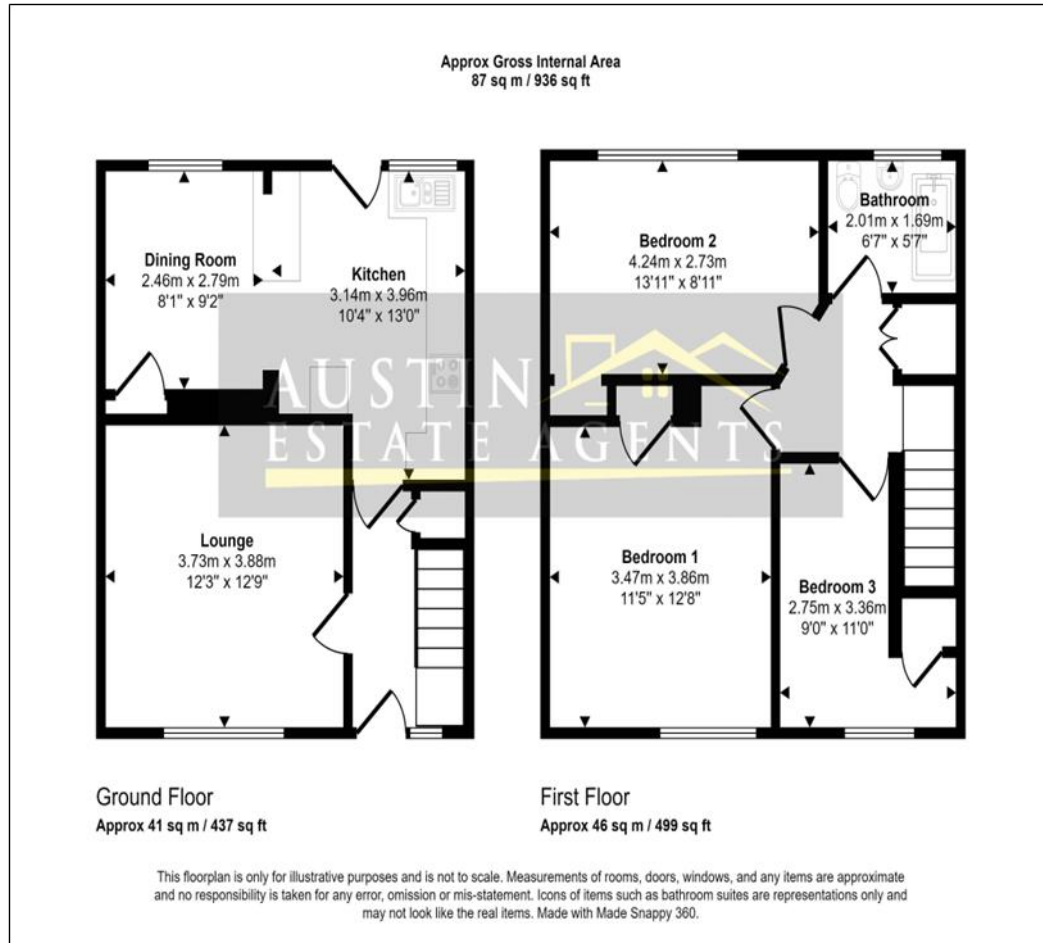
This family home is located close by to amenities including local shops, well regarded schools and bus routes providing easy access to surrounding areas and is located approximately one mile from Weymouth Town Centre and the Inner Harbour.

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





FLOORPLAN:



LOCATION:



EPC:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	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.