



RED HOUSE  
ESTATE & LETTING AGENTS

PORTLAND - 01305 824455  
WEYMOUTH - 01305 824455

# Lodmoor, Weymouth

£245,000

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### Entrance Hall:

Driveway leads up to the front door and this opens into the hallway. Stairs lead up to the first floor. Door to living room.

### Sitting Room: 4.47m x 3.89m (14'8" x 12'9")

Front and side aspect double glazed windows. Radiator. Telephone and TV points. Gas fireplace. Door into kitchen

### Kitchen/Breakfast Room: 3.84m x 2.87m (12'7" x 9'5")

Rear aspect sliding door and double glazed window. Range of wall and base units with roll top work surface over. Gas hob and electric oven with extraction unit over. Space for fridge freezer. Space and plumbing for washing machine. Sink with drainer and mixer tap over.

### Landing:

Stairs lead up from the entrance hall. Doors to all rooms. Loft hatch and storage cupboard.

### Bedroom One: 3.63m x 2.87m (11'11" x 9'5")

Front aspect double glazed window. Over bed storage and built in wardrobe. Radiator

### Bedroom Two: 3.18m x 2.87m (10'5" x 9'5")

Rear aspect double glazed window. Radiator. Built in wardrobe

### Bathroom:

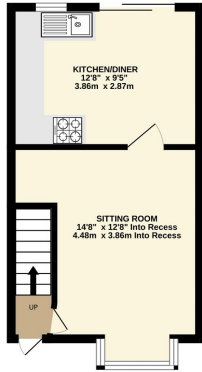
Side Aspect opaque double glazed window. Panel bath with screen and electric shower over. Wash hand basin and low level w/c. Radiator.

### Outside:

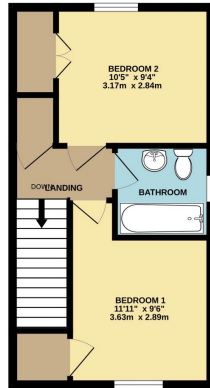
To the Front a driveway leads up to house.



GROUND FLOOR

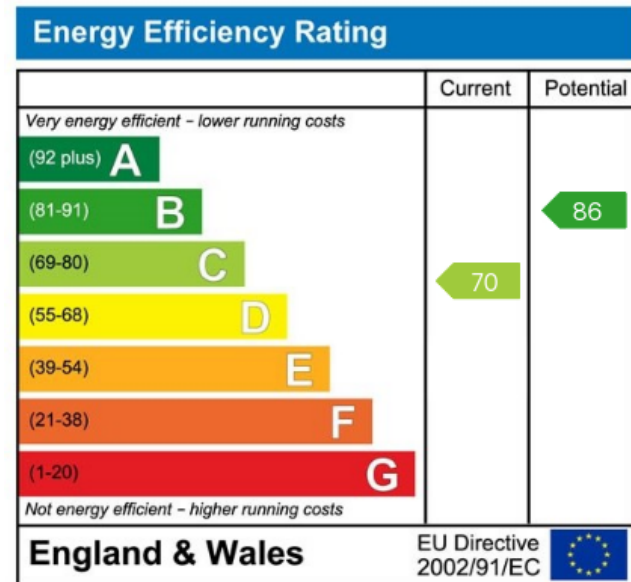


1ST FLOOR



While every effort has been made to ensure the accuracy of the figures contained here, measurements of areas, volumes, weights and any other items are approximate and no responsibility is taken for any errors or omissions. This plan is for guidance purposes only and should be used as a guide for any prospective purchaser. The architect, engineer or other professional has not been asked to guarantee the accuracy of the information provided. Measurements are approximate and should not be relied upon. Purchasers should make their own checks before relying on any of the information provided herein.

- End Of Terrace House
- Two Double Bedrooms
- Front And Rear Gardens
- In Need Of Refurbishment
- EPC C
- Council Tax Band B



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IMPORTANT NOTE

These particulars are for marketing purposes only and should not be treated as a statement of the condition of any building, fixture or appliances. All measurements are approximate and should not be relied upon. Purchasers should make their own checks before relying on any of the information provided herein.

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