



Louviere Road | | Weymouth | DT3 6AY

**Offers Over £240,000**





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Offered with no onward chain, we are delighted to offer a three bedroom terraced home which would make an excellent first time purchase. The property offers a spacious hallway, kitchen/diner, living room, three bedrooms, bathroom, front and rear gardens with an external brick built store and communal off road parking to the rear of the property.

- Three Bedroom Terraced Home
- Excellent First Time Purchase
- Kitchen/Diner
- Front & Rear Gardens
- Communal off Road Parking
- No Onward Chain

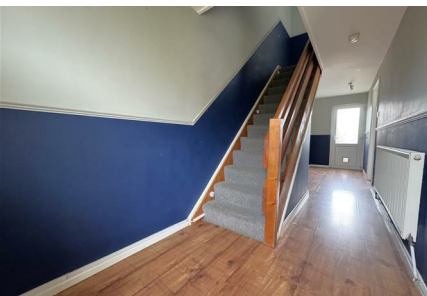
### Full Description

Entrance into the property is via a front aspect double glazed door leading into a spacious hallway with stairs rising to the first floor, wall mounted radiator, built in under stair storage cupboard, front aspect double glazed window and a rear aspect double glazed door leading out onto the rear garden. Doors off the hallway lead through to the living room and kitchen/diner. The living room is a generous size offering a front aspect double glazed window and a wall mounted radiator. The spacious kitchen/diner has a range of eye and base level units with work surfaces over, integral eye level double oven with inset four ring gas hob and extractor hood





This perfect first time purchase is offered with no onward chain.



over, space and plumbing for a washing machine, space for a fridge/freezer and space for a tumble dryer, wall mounted radiator, rear aspect double glazed window and plenty of space for a dining table and chairs.

The first floor offers a landing area with loft access via a hatch, two built in storage cupboards one of which houses the gas boiler and doors lead through to three bedrooms and the bathroom. The master bedroom is a generous sized double with a double built in open wardrobe, rear aspect double glazed window and a wall mounted radiator. Bedroom two is a further double with a double built in open wardrobe with shelving, front aspect double glazed window and a wall mounted radiator. Bedroom three is a small single offering a front aspect double glazed window and a wall mounted radiator. The bathroom has a modern suite comprising a P-Shaped panel enclosed bath with a wall mounted mixer shower system over and screen attached, low level WC, wash hand basin, wall mounted towel rail heater, tiled walls and flooring and a rear aspect double glazed window.

Outside to the rear offers an enclosed garden laid to patio and lawn with a brick built storage shed, two garden sheds, external water supply and gated rear access leading out onto a communal car park. The front garden is fence enclosed laid to lawn with planted shrubs and a path leads to the main front door.

The property is situated off the main Louviers Road set back off a pedestrian foot path. The location is extremely convenient for local amenities, doctors, schools and grocery shops such as Chalbury food and wine store in Preston, Morrisons Daily, Home Bargains and Goulds Garden Centre. Nearby there is a regular bus route, Upwey train station with direct links to Bristol Temple Meads and London Waterloo and excellent road and cycle links to both Weymouth and









Dorchester. The surrounding countryside encourages lovely walks and hikes, and the stunning coastline of Weymouth Bay and Preston beach, is just a short distance away.

Rating Authority: - Dorset (Weymouth & Portland) Council.  
Council Tax Band B. Services: - Mains gas, electric & drainage.

Disclaimer: - Beaumont Jones and their clients have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs, plans and measurements are for guidance only and are not necessarily comprehensive. It should be assumed that the property has all necessary Planning, Building Regulations or other consents, and Beaumont Jones have not tested any services, equipment or facilities.

Beaumont Jones is a member of The Property Ombudsman scheme and subscribe to The Property Ombudsman Code of Practice.

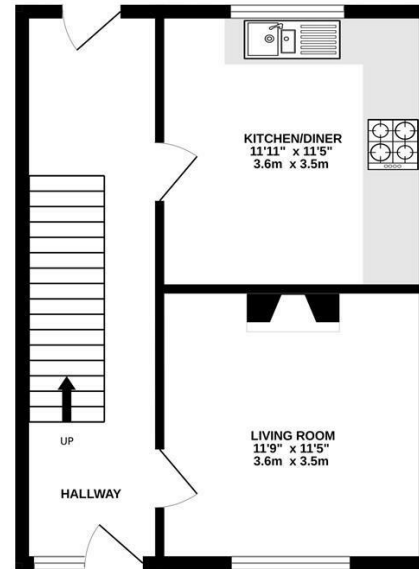


The property is within close proximity to local amenities.

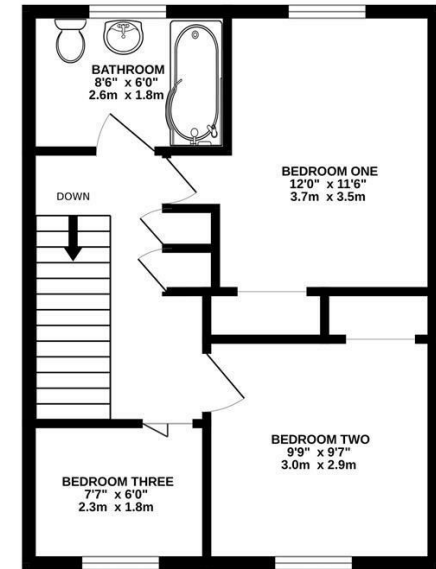


Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>89</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>65</b>	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

GROUND FLOOR  
403 sq.ft. (37.5 sq.m.) approx.



1ST FLOOR  
411 sq.ft. (38.2 sq.m.) approx.



TOTAL FLOOR AREA : 814 sq.ft. (75.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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*We value more than your property*

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