



Lancaster Road | | Weymouth | DT3 5BB

**Offers Over £335,000**

BEAUMONT  JONES



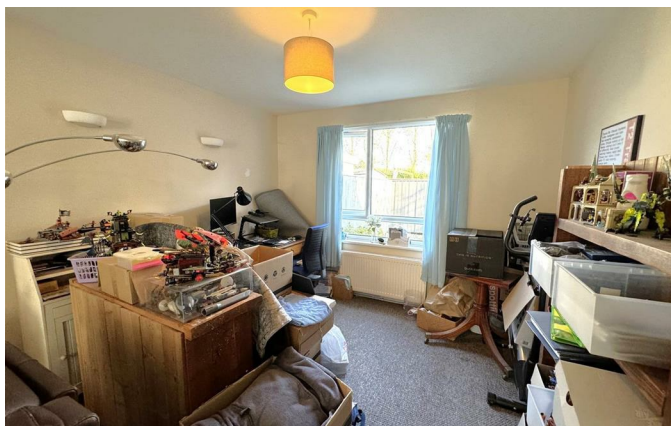
## Lancaster Road | Weymouth | DT3 5BB Offers Over £335,000

We are delighted to offer a bay fronted three bedroom semi-detached family home within the sought after location of Redlands. The property is within walking distance of Radipole Primary and The Way Valley Academy schools as well as being close to local amenities and supermarkets. The property consists of a lounge/diner, kitchen/breakfast room, downstairs cloakroom, three bedrooms, bathroom with a separate WC, garage, driveway providing off road parking and a low maintenance garden. Offered with no onward chain this property must be viewed to be appreciated.

- Three Bedroom Semi-Detached Family Home
- Sought After Location In Redlands
- Lounge/Diner
- Resin Driveway Providing Off Road Parking & Garage
- Bay Fronted
- Great School Catchment
- Kitchen/Breakfast Room
- No Onward Chain

### Full Description

Entrance into the property is via front aspect double glazed French doors leading into a porch with a wooden glazed door leading into the hallway with stairs rising to the first floor, built in under stairs storage cupboard, a further built in storage cupboard, wall mounted radiator and doors lead through to the main principle rooms. The cloakroom has a side aspect double glazed window, low level WC and a wall mounted wash hand basin. The generous sized lounge/diner offers great space with a front aspect double glazed bay window, rear aspect double glazed window and two wall mounted radiators. The kitchen/breakfast room has enough





Bay fronted three bedroom semi-detached family home within the popular location of Redlands.



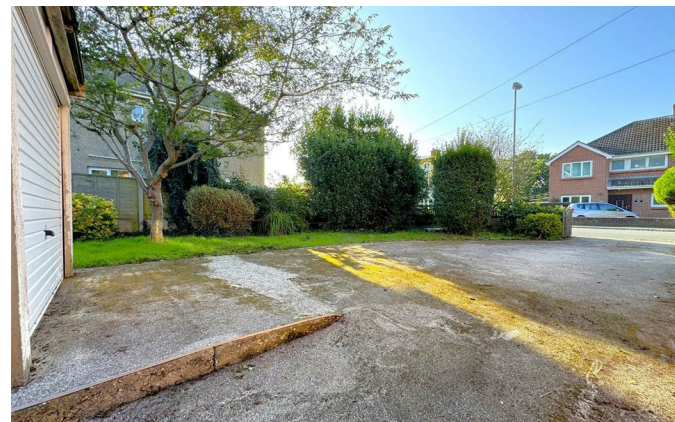
space for a breakfast table and chairs and consists of eye and base level units with work surfaces over, integral oven with inset four ring gas hob and extractor hood over, space and plumbing for a washing machine, space for a fridge/freezer, wall mounted gas combi boiler, dual aspect double glazed windows and a rear aspect double glazed door leading out onto the garden.

The first floor offers a gallery landing with a side aspect double glazed window, loft access via a hatch which has been fully insulated and partially boarded and doors lead through to three bedrooms, bathroom and a separate WC. Bedroom one is a generous sized double with a front aspect double glazed window, wall mounted radiator and plenty of space for bedroom furniture. Bedroom two is a further double with a rear aspect double glazed window, built in wardrobe/storage cupboard and a wall mounted radiator. Bedroom three is a good sized single offering a front aspect double glazed window and a wall mounted radiator. The bathroom consists of a panel enclosed bath with a wall mounted mixer shower system over, wash hand basin, wall mounted radiator, rear aspect double glazed window and a built in storage cupboard. The separate WC has a side aspect double glazed window and a low level WC.

Outside offers a low maintenance wrap around garden laid to patio, lawn and a resin driveway providing off road parking. Planted shrubs and trees and a front garden laid to lawn. There is a garage with an up and over door which extends into a storage shed/workshop.

The property is located within a popular residential road in Redlands, just moments away from well regarded schools including Radipole Primary and The Way Valley Academy. There is a small Marks & Spencers part of The BP garage within walking distance as well as Redlands Sports Hub.







Close by is a wide range of local amenities including supermarkets and a regular bus service serving Weymouth & Dorchester.

Rating Authority: - Dorset (Weymouth & Portland) Council.  
Council Tax Band C. Services: - Gas central heating. Mains electric & drainage.

Disclaimer: 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.

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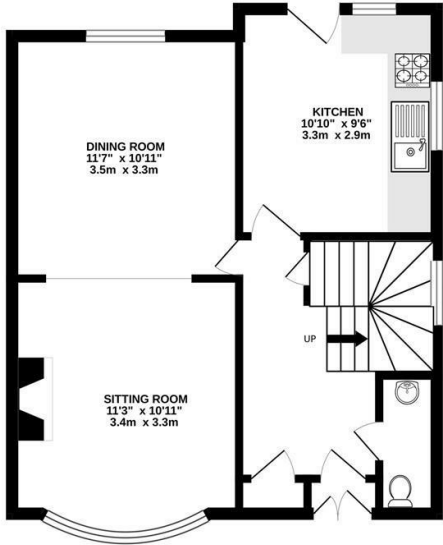


The property sits within a great school catchment with Radipole Primary and The Way Valley Academy just moment away.

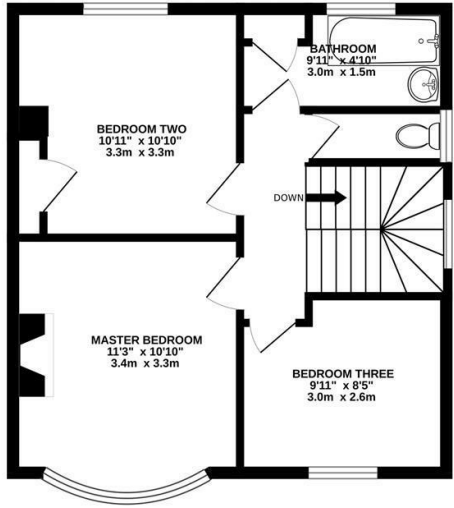


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	72	84
England & Wales		
EU Directive 2002/91/EC		

GROUND FLOOR  
477 sq.ft. (44.3 sq.m.) approx.



1ST FLOOR  
458 sq.ft. (42.6 sq.m.) approx.



TOTAL FLOOR AREA: 935 sq.ft. (86.9 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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