



AUSTIN   
ESTATE AGENTS

## Southfield Avenue

Lodmoor

Weymouth

Dorset

DT4 7UG

Offers over £240,000

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### SUMMARY

- Beautifully Presented, Mid Terrace, Home
- Spacious Front Aspect Lounge
- Modern Open Plan Kitchen
- Utility Area
- Two Double Bedrooms
- Family Bathroom
- Front & Rear Gardens
- Allocated Parking Space
- Ideal Investment or First Time Purchase
- Highly Popular Location





## SUMMARY OF ACCOMMODATION

### GROUND FLOOR

#### Entrance Porch

**Lounge** 11' 7" max x 16' 7" max (3.54m max x 5.06m max)

**Kitchen** 11' 7" max x 12' 2" max (3.54m max x 3.71m max)

**Utility Area** 8' 10" x 5' 7" (2.68m x 1.70m)

### FIRST FLOOR

#### First Floor Landing

**Bedroom One** 9' 1" to wardrobes x 9' 9" (2.76m to wardrobes x 2.96m)

**Bedroom Two** 11' 7" x 9' 4" (3.53m x 2.84m)

**Bathroom** 5' 9" x 6' 9" (1.75m x 2.06m)

### OUTSIDE

#### Front Garden

#### Rear Garden

#### Allocated Parking



## THE PROPERTY

We are delighted to offer to the market a beautifully presented, modern, mid terrace family home. Situated in the highly popular residential location of Lodmoor, this fantastic property benefits from a spacious front aspect lounge, modern fitted open plan kitchen which leads through to a utility area, two double bedrooms and family bathroom with electric heating and double glazing throughout. Externally, there are front and rear gardens as well as an allocated parking space.

Access is gained via a purpose built entrance porch, where an internal door opens into the spacious, front aspect, lounge. The lounge area is an excellent sized space benefitting from a large front window which allows ample amounts of natural light to flood the room. Leading on from the lounge, access is gained to the stunning open plan modern fitted kitchen and utility area. The kitchen boasts an extensive range of contemporary eye and base level storage cupboards, breakfast bar area, integral oven and hob and further space for free standing domestic appliances. Completing the ground floor accommodation is a utility area from the kitchen which has plumbing for further domestic appliances. A rear aspect door from the utility area provides access out to the low maintenance rear garden.

Stairs rise to the first floor, where the two double bedrooms and family bathroom are located. Bedroom one is a rear aspect bedroom, benefitting from floor to ceiling sliding mirror door wardrobes. Bedroom two is a light and airy front aspect double bedroom. The modern family bathroom comprises 'p' shaped bath with shower over, vanity wash hand basin and WC.

Externally, to the front of the property, there is an enclosed front garden mainly laid to lawn with a path leading to the front door. The rear garden is a low maintenance, fully enclosed space finished to decking. A rear access gate leads out to the property's allocated parking space situated in a car park close by.

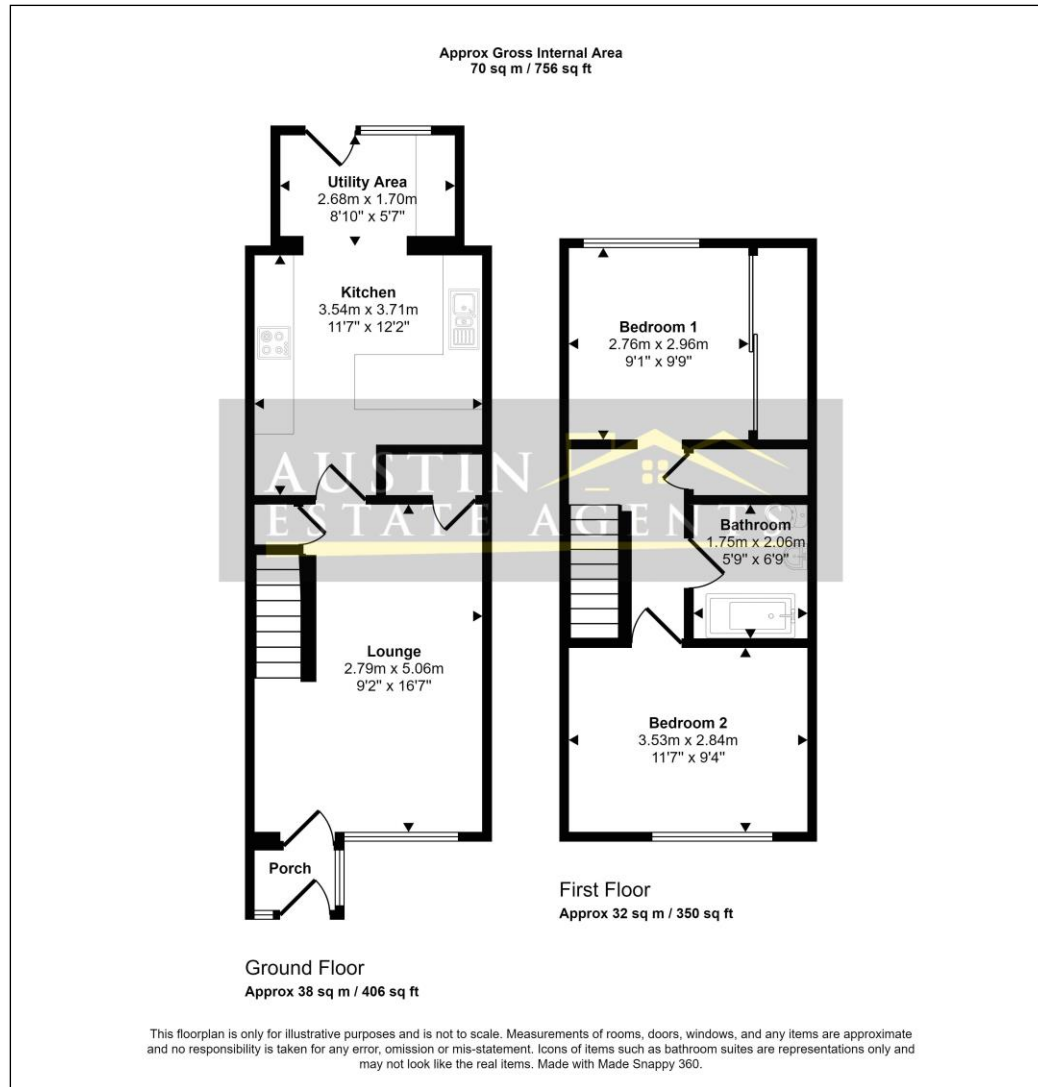
Situated within the highly sought-after area of Lodmoor, a short distance from amenities such as a doctors' surgery, shops, public houses and supermarkets. Bus services to the town and surrounding areas are close by. Greenhill Beach and the nature reserve are within close proximity. There is also easy access to Weymouth relief road.

For more information, or to make an appointment to view, please contact Austin Estate Agents.

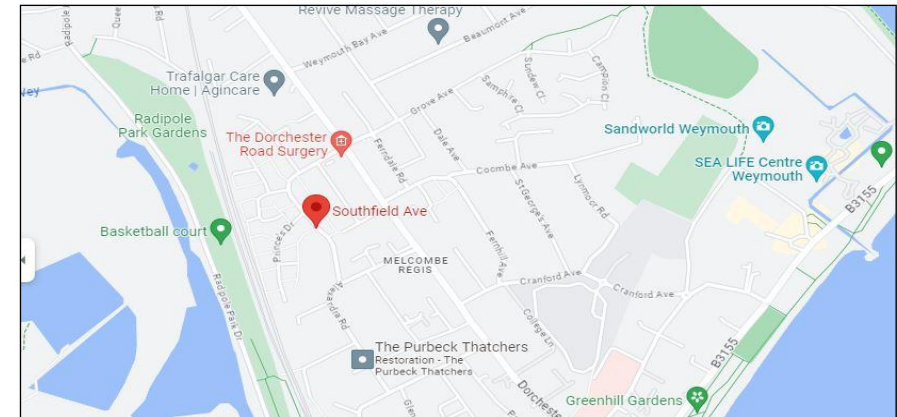




## FLOORPLAN:



## LOCATION:



## EPC:

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B		
69-80	C		
55-68	D	67 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.