



AUSTIN
ESTATE AGENTS

Grove Avenue

Lodmoor

Weymouth

Dorset

DT4 7RJ

£440,000

SUMMARY

- Detached Family Home
- Four Double Bedrooms
- Spacious, Light & Airy Lounge
- Front Aspect Kitchen
- Separate Kitchen
- Family Bathroom & Downstairs WC
- Off Road Parking & Double Garage
- Private Low Maintenance Rear Garden
- Walking Distance of Lodmoor Nature Reserve
- Highly Popular Residential Location





SUMMARY OF ACCOMMODATION

GROUND FLOOR

Entrance Hallway

Lounge 11' 9" x 22' 3" (3.58m x 6.77m)

Dining Room 9' 1" x 10' 5" (2.76m x 3.18m)

Kitchen 9' 1" x 11' 4" (2.76m x 3.46m)

FIRST FLOOR

First Floor Landing

Bedroom One 11' 11" x 11' 7" (3.62m x 3.52m)

Bedroom Two 11' 11" x 10' 5" (3.62m x 3.17m)

Bedroom Three 9' 1" x 11' 5" (2.78m x 3.48m)

Bedroom Four 9' 1" x 10' 5" (2.78m x 3.17m)

Bathroom 6' 1" x 8' 6" (1.85m x 2.60m)

OUTSIDE

Front Garden & Driveway

Rear Garden

Garage 15' 2" x 16' 2" (4.63m x 4.94m)

THE PROPERTY

We are delighted to offer to the market a light and airy, detached family residence, situated in the highly popular and sought-after residential location of Lodmoor. This modern detached family home, boasts four double bedrooms, a spacious lounge, front aspect kitchen, separate dining room and family bathroom as well as benefiting from gas central heating and double glazing throughout. Externally to the front of the property there is off-road parking for two vehicles leading to a double garage. The rear garden is a private, fully enclosed and well maintained space.

Upon entering the property, you are greeted by a welcoming entrance hallway, where doors lead to all principal rooms. The front aspect kitchen benefits from a range of eye and base level storage cupboard and space for domestic appliances. From the kitchen, a side door provides access to the off-road parking and double garage. The separate dining room is a rear aspect room and enjoys views of the rear garden. The generously sized, light and airy, lounge benefits from a front aspect window and sliding patio doors to the rear, leading out to the rear garden. Completing the ground floor accommodation, located in the entrance hallway, is a downstairs WC and understairs storage cupboard.

Stairs rise to the first floor where the four bedrooms and family bathroom are located. Bedrooms one, two and three are bright double bedrooms. Bedroom four is an ideal guest room, currently being used by the vendors as a craft room. The family bathroom comprises a modern fitted suite, offering bath, wash hand basin and WC.

Externally, to the front of the property there is a hardstanding driveway providing off-road parking for two vehicles. From the drive access can be gained to the double garage. The double garage benefits from a traditional up and over garage door and a rear door providing access to the rear garden. The rear garden is a private enclosed space, offering a mixture of mature plants and shrubs, lawned area, and shingle.

Situated in the heart of the ever popular and well regarded residential location of Lodmoor. Offering easy walking distance through the Lodmoor Country Park, leading to the beautiful Greenhill beach and gardens.

For further information, or to make an appointment to view, please contact the team at Austin Estate Agents.

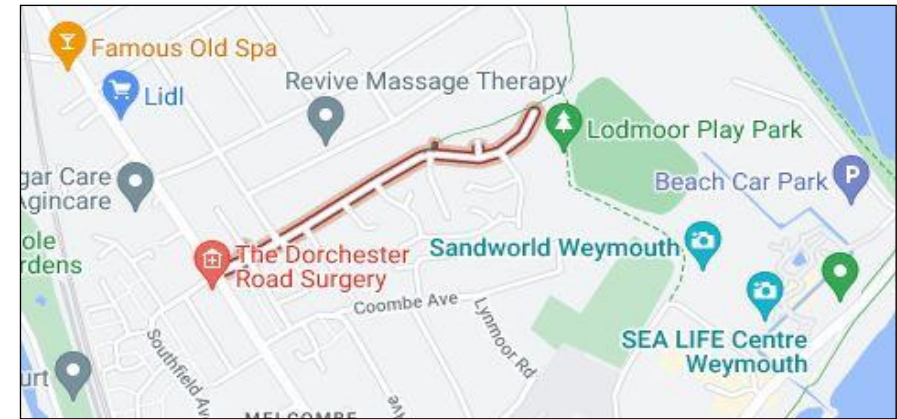




FLOORPLAN:



LOCATION:



EPC:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX RATING: E 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.