



AUSTIN 
ESTATE AGENTS

Goldcroft Road

Weymouth

Dorset

DT4 0DZ

Offers over £385,000

SUMMARY

- Semi Detached Family Home
- Immaculately Presented Throughout
- Three Bedrooms
- Spacious Lounge
- Contemporary Kitchen / Diner
- Separate Utility Room / Pantry
- Stunning Family Bathroom & Ground Floor WC
- Double Glazing and Gas Central Heating
- Front & Rear Gardens
- Off Road Parking & Garage





SUMMARY OF ACCOMMODATION

GROUND FLOOR

Entrance Porch

Entrance Hallway

Lounge 11' 11" max x 14' 9" max into bay (3.62m max x 4.50m max into bay)

Kitchen Area 10' 6" x 12' 11" (3.20m x 3.94m)

Dining Room 9' 7" x 7' 7" (2.92m x 2.30m)

Utility Room / Pantry 7' 11" x 12' 4" (2.41m x 3.76m)

FIRST FLOOR

First Floor Landing

Bedroom One 12' 0" max x 14' 11" max into bay (3.67m max x 4.55m max into bay)

Bedroom Two 11' 2" x 14' 2" (3.41m x 4.32m)

Bedroom Three 7' 7" max x 11' 9" max (2.30m max x 3.58m max)

Bathroom 6' 4" x 7' 6" (1.92m x 2.29m)

OUTSIDE

Front Garden

Rear Garden

Driveway & Garage



THE PROPERTY

Austin Estate Agents are delighted to offer for sale this semi detached family home being presented to the market with in superb condition. The property offers good size accommodation throughout and benefits from a spacious lounge, contemporary kitchen / diner, separate utility room / pantry, ground floor cloakroom, three bedrooms and contemporary bathroom with double glazing and gas central heating. Outside the property further benefits from front and rear gardens as well as a garage and off road parking. Viewing of this property is essential to appreciate its appeal.

An entrance porch gives access into a tastefully decorated reception hallway with stairs ascending to the first floor and doors to the lounge, kitchen / diner, utility / pantry and ground floor cloakroom. The lounge is spacious with a large double glazed bay window, flooding the room with natural light. A wood burning stove and mantle creates a stylish focal point. The kitchen / diner is a wonderful bright space. The kitchen area boasts an extensive range of contemporary eye level and base units further enhanced by integral appliances including induction hob, eye level electric oven, microwave, fridge freezer and dishwasher as well as quartz worktops which have been extended to create a breakfast bar. This area naturally flows into the dining room, which has ample room for a family dining table and chairs with natural light from bi-fold doors leading and overlooking the rear garden. A separate utility room offers more storage cabinets, including a pantry, as well as space and plumbing for a washing machine and tumble dryer. Completing the accommodation on the ground floor is a ground floor cloakroom with low level WC and wall mounted wash hand basin.

The well-proportioned first floor landing enjoys natural light from a double glazed side aspect window and hosts doors to the three bedrooms and family bathroom. Access to the loft is gained here, which we are informed has been fitted with joists and floorboards. The main bedroom, found to the front of the property, enjoys a large double glazed bay window. Bedrooms two and three at the rear of the property overlook the rear garden. All three bedrooms boast delightful cast iron fireplaces, which adds to their already considerable appeal. The bathroom is another delightfully presented room and features a contemporary suite which comprises a 'p' shaped bath with shower and glass screen, vanity wash hand basin and WC, contemporary metro tiling and dual aspect double glazed windows.





The Property Cont'd/ . . .

Externally, the property enjoys a low maintenance front garden. The rear garden is well maintained with a large patio area adjacent to the property. The remainder is predominately laid out lawn with an additional patio at the end of the garden. To the side an opening provides access to an independent driveway providing off-road parking and leading to a garage with up and over door. At the rear of the garage is a separate workshop which is accessed via the rear garden.

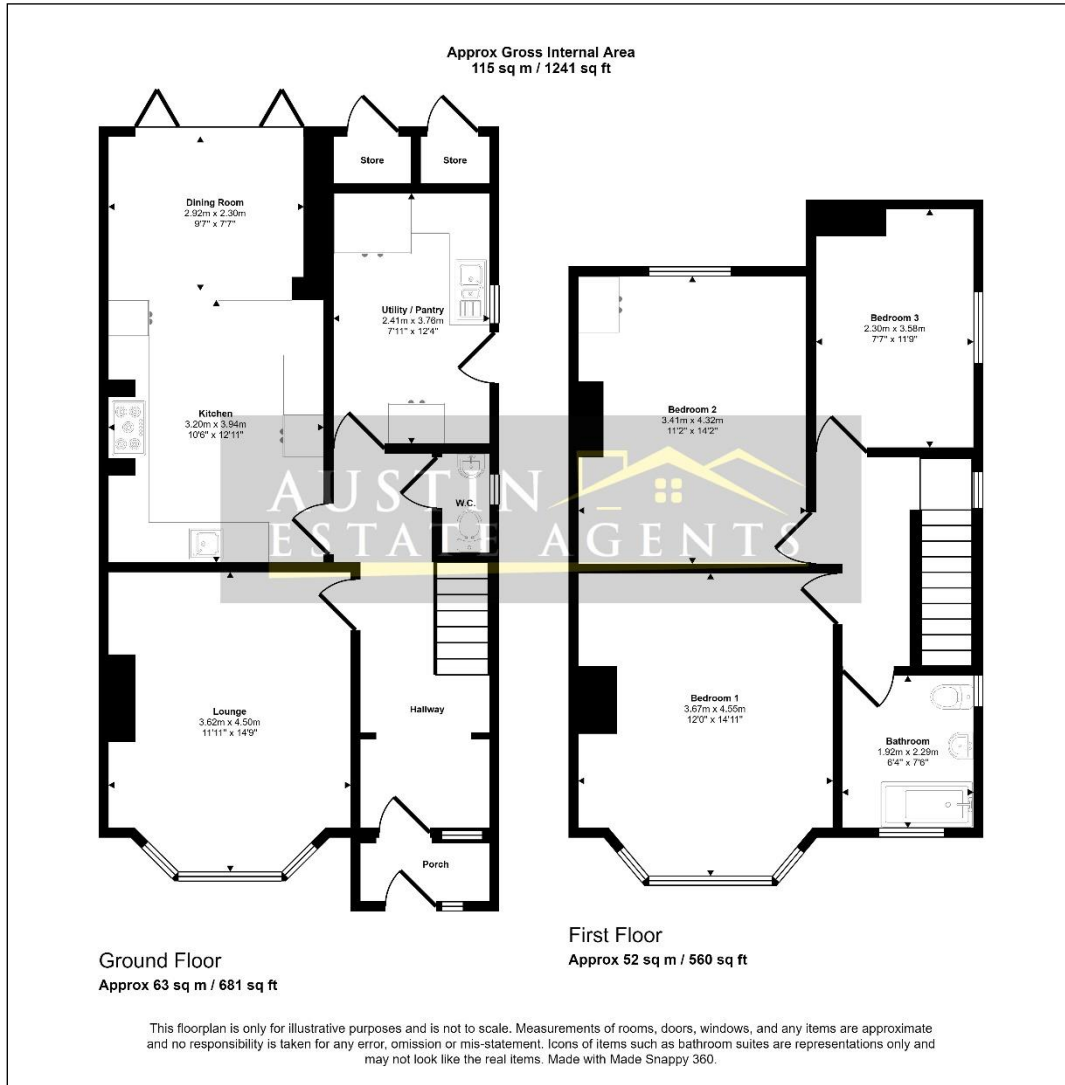
Goldcroft Road is a highly sought after location. There is easy pedestrian access, via footpaths, into Weymouth Town Centre with its many restaurants, bars, theatre and picturesque inner harbour. There are local shops, schools and amenities close to hand including bus routes to surrounding areas. Radipole Nature Reserve is a stroll away. Weymouth relief road, providing access to Dorchester and the A35, is a short drive away.

For further information, or to make an appointment to view this property, please contact Austin Estate Agents.

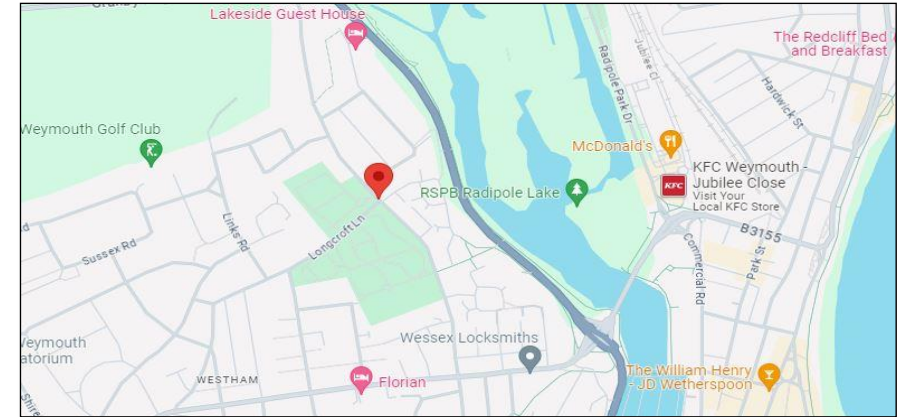




FLOORPLAN:



LOCATION:



EPC:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX RATING: C 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.