



AUSTIN 
ESTATE AGENTS

Holland Road

Weymouth

Dorset

DT4 0AH

Offers over £350,000

SUMMARY

- End Terrace Family Home
- Four Bedrooms
- Accommodation Situated over Three Floors
- Modern Kitchen / Breakfast Room
- Light & Airy Lounge
- Ground Floor WC, En-Suite Shower Room & Family Bathroom
- Double Glazing & Gas Central Heating
- Front Driveway
- Integral Garage
- Attractive Rear Garden





SUMMARY OF ACCOMMODATION

GROUND FLOOR

Entrance Hallway

Kitchen / Breakfast Room 16' 1" x 11' 11" (4.90m x 3.63m)

WC

FIRST FLOOR

First Floor Landing

Lounge / Dining Room 16' 2" x 10' 9" (4.92m x 3.27m) plus 9' 5" x 4' 5" (2.86m x 1.34m) (L-Shaped Room)

Bedroom Two 10' 9" max x 9' 4" max (3.27m max x 2.84m max)

SECOND FLOOR

Second Floor Landing

Bedroom One 10' 0" min x 10' 9" max (3.05m min x 3.27m max) Irregular Shape)

En-Suite Shower Room

Bedroom Three 10' 8" x 9' 7" max (3.25m x 2.92m max)

Bedroom Four 10' 9" x 6' 4" (3.27m x 1.93m)

Bathroom

OUTSIDE

Front Driveway

Integral Garage 18' 8" x 8' 11" (5.69m x 2.72m)

Rear Garden

THE PROPERTY

We are pleased to offer for sale this four bedroom, end of terrace, house located within close proximity of Weymouth Town Centre and picturesque Inner Harbour. The property is situated over three floors and offers attractive accommodation throughout including a kitchen / breakfast room, ground floor cloakroom, lounge / dining room, four bedrooms, family bathroom and en-suite with double glazing and gas central heating throughout. Outside the property further benefits from a front driveway, integral garage and rear garden.

On the ground floor the entrance door leads into an inviting reception hallway with stairs ascending to the first floor and doors to the kitchen / breakfast room, integral garage and ground floor cloakroom with low-level WC, wash hand basin and double glazed window to the side aspect. The kitchen / breakfast room spans the whole width of the property and is tastefully fitted with a modern range of matching eye level and base units, integral four ring gas hob, eye level electric oven and grill as well as a stainless steel extractor canopy. There is space for additional domestic appliances as well as a family dining table. Natural light is obtained via a double glazed window and double glazed French doors overlooking and leading to the rear garden.

The first floor landing is spacious with a double glazed window to the side aspect and a staircase ascending to the second and doors to a useful storage cupboard, lounge / dining room and bedroom two. The lounge / dining room is a light and airy room situated to the rear aspect with dual aspect double glaze windows in addition to double glazed French doors giving access to a Juliet balcony overlooking the garden. Bedroom two benefits from a front aspect double glazed bay window and built-in double wardrobes.



The Property Cont'd/ . . .

The remaining bedrooms, en-suite and family bathroom are located on the second floor. Bedrooms three and four are situated to the rear aspect with double glazed windows overlooking the rear garden. Whilst the main bedroom is found to the front and benefits from a double glazed bay window providing excellent natural light, built-in wardrobes and an en-suite shower room with WC, wash basin and independent shower cubicle with complementary tiling. Completing the accommodation on this floor is the family bathroom comprising a low-level WC, pedestal wash hand basin, panelled bath and shower over with complimentary tiling.

Externally, an independent driveway to the front of the property provides off-road parking and leads to an integral garage with and up and over door. The rear garden has been well maintained with a patio area accessed from the kitchen, which is a perfect spot to enjoy the garden which is predominately laid to lawn with attractively planted borders. A rear aspect gate provides additional pedestrian access to the garden.

This fabulous family home is situated nearby to local shops and amenities on Abbotsbury Road including bus routes to surrounding areas. The award winning beaches and town centre as well as the inner harbour are within close proximity.

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



FLOORPLAN:



LOCATION:



EPC:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX RATING: D TENURE: Freehold

Austin Estate Agents ☎ 115 Dorchester Road, Weymouth, Dorset, DT4 7JY ☎ Phone: 01305 858470 🌐 www.austinpropertyservices.co.uk

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.