



GROVE AVENUE



Grove Avenue

Lodmoor

Weymouth

Dorset

DT4 7RA

£275,000

SUMMARY

- Detached Bungalow
- Updating Required
- Two / Three Bedrooms
- One / Two Reception Rooms
- Fitted Kitchen
- Bathroom & Separate WC
- Double Glazing & Gas Central Heating
- Paved Rear Garden
- Detached Garage
- No Onward Chain





SUMMARY OF ACCOMMODATION

Entrance Porch

Entrance Hallway

Lounge 10' 3" x 13' 0" (3.12m x 3.95m)

Kitchen 10' 3" x 10' 1" (3.12m x 3.07m)

Bedroom / Reception 15' 5" x 7' 9" (4.71m x 2.36m)

Bedroom 10' 1" x 11' 9" (3.07m x 3.58m)

Bedroom 8' 5" x 11' 1" (2.56m x 3.39m)

Bathroom 5' 4" x 4' 11" (1.62m x 1.49m)

WC

Rear Porch 4' 8" x 8' 0" (1.43m x 2.44m)

OUTSIDE

Front Garden

Rear Garden

Garage



THE PROPERTY

We are delighted to bring to the market this detached bungalow situated in the sought after location of Lodmoor, which is offered for sale with no onward chain. The property is in need of modernisation with accommodation comprising a front aspect lounge, kitchen, two/three bedrooms, bathroom, separate WC and rear porch. Outside the bungalow benefits from gardens to the front and rear as well as off road parking and a detached garage.

Approaching the property you are welcomed by the generously sized front lawn with a path leading down the side of the bungalow, allowing access into the porch and hallway, whilst the path continues down to the rear garden. The lounge is positioned to the front of the property offering dual aspect windows allowing the light to flood into the room whilst leaving a feature fireplace in the centre to create a warm & cosy feel. The kitchen offers a range of fitted eye level and base units with access out to the rear porch, and onto the bedroom / reception and the rear garden.

The property offers two/three double bedrooms, one positioned to the left hand side of the property with a large double aspect window, whilst another bedroom is offered to the right with two built-in wardrobes. The third bedroom / second reception room is situated at the rear of the property, this is a generously sized room with dual aspect windows to the side and rear.

The rear garden is low maintenance, being laid to paving with rear pedestrian access leading to the parking and detached garage.

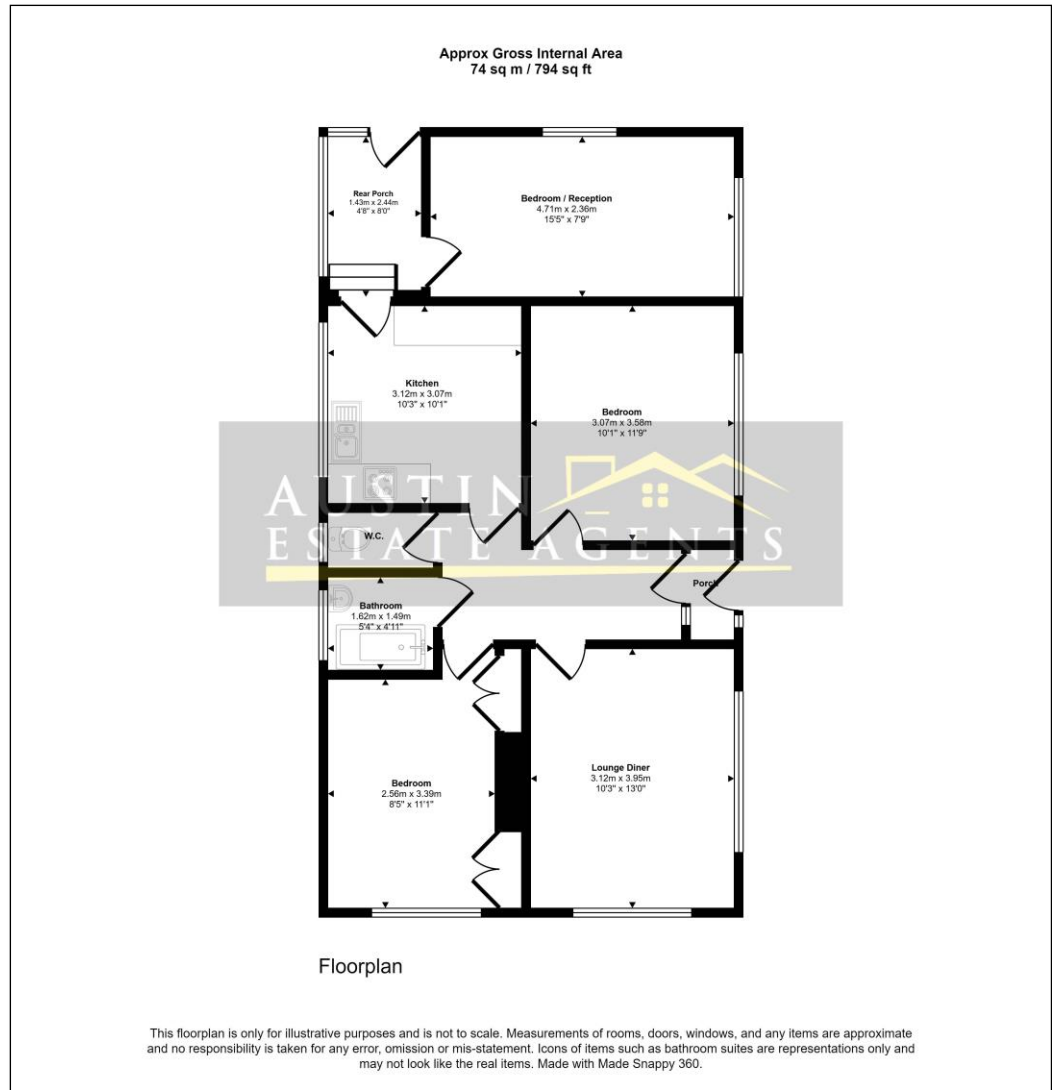
This property is situated in Lodmoor within walking distance of Lodmoor Country park with its beautiful countryside and nature reserve walks and the beach at Greenhill. Local amenities including a local doctors' surgery, shops, post office and supermarkets. Bus routes to the town and surrounding areas are only a short walk away and it is within a short drive of the Weymouth Relief Road.

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

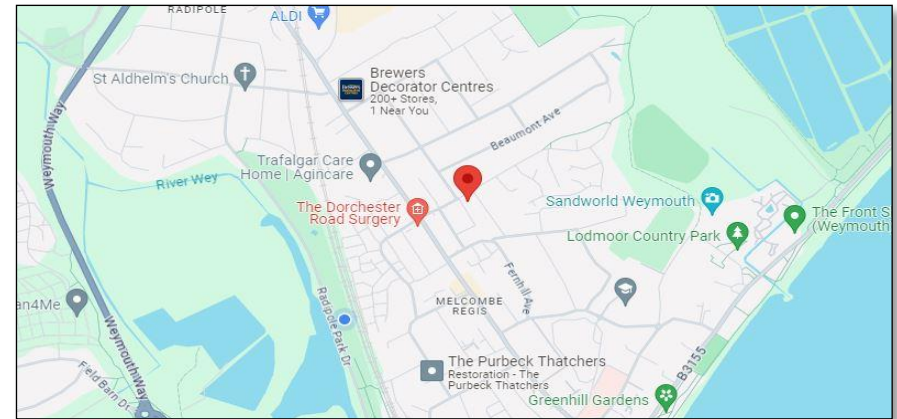




FLOORPLAN:



LOCATION:



EPC:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX RATING: C 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.