



**AUSTIN**   
**ESTATE AGENTS**



## Sprague Close

Upwey

Weymouth

Dorset

DT3 5AH

Offers over £275,000

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### SUMMARY

- Semi Detached Home
- Two Double Bedrooms
- Spacious Lounge / Diner
- Modern Fitted Kitchen
- Modern Bathroom
- Double Glazing
- Gas Central Heating
- Low Maintenance Gardens
- Allocated Parking
- Sought After Upwey Location





## SUMMARY OF ACCOMMODATION

### GROUND FLOOR

Entrance Hallway

Lounge / Diner 12' 11" x 12' 7" (3.93m x 3.84m)

Kitchen 6' 5" x 9' 7" (1.95m x 2.92m)

WC

### FIRST FLOOR

First Floor Landing

Bedroom One 13' 0" x 9' 8" (3.97m x 2.95m)

Bedroom Two 12' 11" max x 8' 2" max (3.94m max x 2.49m max)

Bathroom 5' 7" x 6' 9" (1.69m x 2.05m)

### OUTSIDE

Front Garden

Rear Garden

Allocated Parking





## THE PROPERTY

We are delighted to offer for sale this attractive modern home situated within the sought after location of Upwey. The accommodation includes an attractive lounge / diner, a modern kitchen, two double bedrooms and family bathroom with gas central heating and double glazing throughout. Outside the property enjoys low maintenance front and rear gardens.

From the entrance door, access is gained into the reception hallway with stairs ascending to the first floor and doors to the lounge / diner, kitchen and ground floor cloakroom with low level WC and wash hand basin. The lounge / diner, situated to the rear of the property, enjoys a wall mounted fireplace with French doors allowing plenty of natural light to flood the room and give access to the rear garden. There is ample room for a dining table. The kitchen, found at the front of the property, is fitted with a contemporary range of high gloss eye level and base units, further enhanced by integral appliances including a four ring gas hob, electric oven and fridge freezer. A double glazed window overlooks the front garden.

The first floor landing hosts doors to the two bedrooms and family bathroom. Bedrooms one is situated to the rear of the property with a double glazed window overlooking the rear garden. Bedroom one further benefits from fitted wardrobes. Bedroom two, at the front of the property, also enjoys a built in storage cupboard. The family bathroom comprises a low level WC, pedestal wash hand basin, panelled bath with shower over and complementary tiling to the walls and floor.

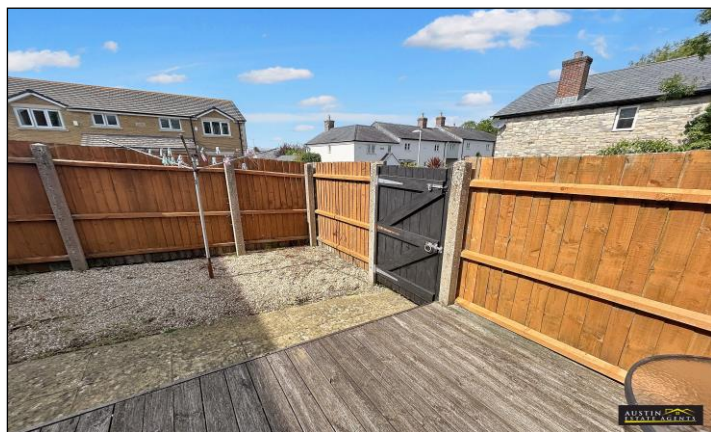
The front garden is easy to maintain, being laid to shingle with a pathway to the front door. The rear garden is also low maintenance with a raised decking area adjacent to the lounge / diner. Steps lead down the remainder of the garden, which has a mixture of hard landscaping including paving shingle and a further decked area.

Situated in the heart of a modern development in the ever popular residential location of Upwey, offering easy access to local shops and amenities, regular and well serviced public transport to both Weymouth and Dorchester town centres.

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

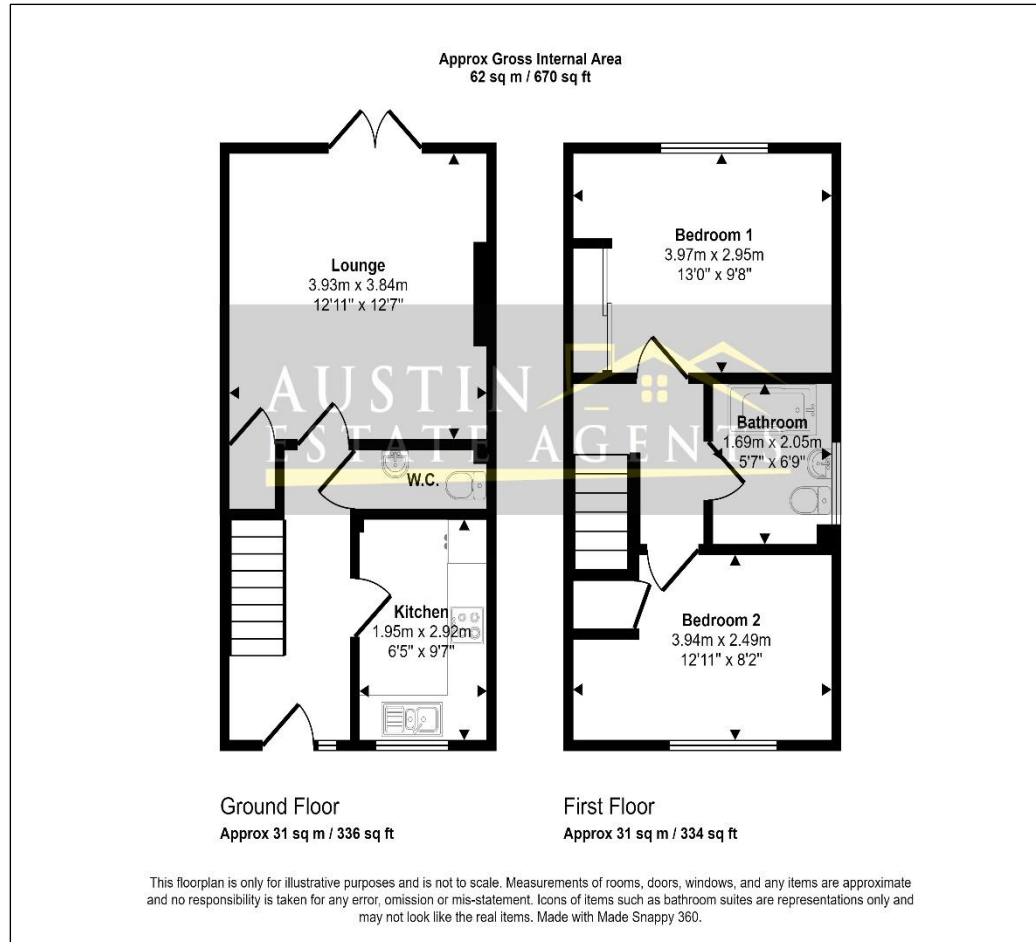




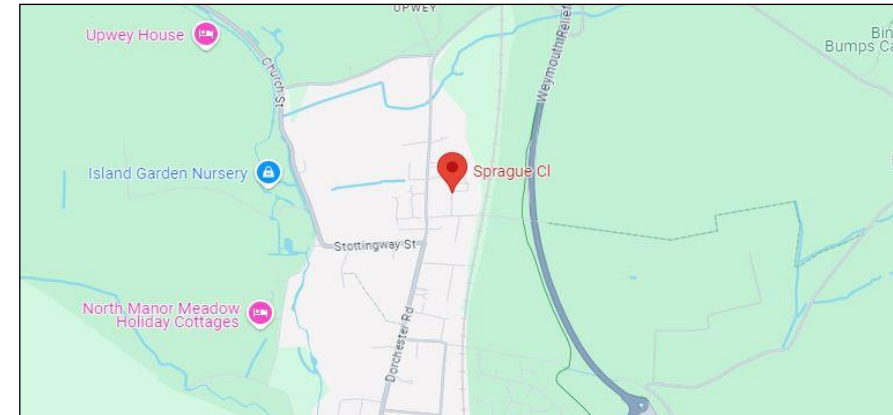




**FLOORPLAN:**



**LOCATION:**



**EPC:**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	77 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.