



AUSTIN 
ESTATE AGENTS

Castlemaine Road

Weymouth

Dorset

DT3 6RQ

£250,000

SUMMARY

- End Terraced Family Home
- Three Bedrooms
- Light & Airy Lounge
- Fitted Kitchen / Diner
- Family Bathroom
- Gas Central Heating & Double Glazing
- Front, Rear & Side Gardens
- Off Road Parking
- No Onward Chain
- Close to Local Shops & Amenities





SUMMARY OF ACCOMMODATION

GROUND FLOOR

Entrance Porch

Entrance Hallway

Lounge 11' 10" x 11' 6" (3.60m x 3.50m)

Kitchen / Diner 11' 10" x 11' 6" (3.60m x 3.50m)

FIRST FLOOR

First Floor Landing

Bedroom One 11' 10" x 9' 4" (3.60m x 2.85m)

Bedroom Two 6' 11" max x 11' 9" max (2.10m max x 3.58m max)

Bedroom Three 11' 10" x 6' 11" (3.60m x 2.10m)

Bathroom 5' 9" x 5' 7" (1.75m x 1.70m)

OUTSIDE

Front Garden & Driveway

Side Garden

Rear Garden



THE PROPERTY

We are pleased to offer for sale this end terraced home, which benefits from a light and airy lounge, fitted kitchen / diner, three bedrooms and family bathroom with double glazing and gas central heating throughout. Outside are gardens to the front and rear as well as hardstanding for off road parking. The property does require updating and has been priced to reflect this. There is the added advantage of a large side garden, ideal for extending the property or creating additional parking, subject to the relevant planning permissions.

From the entrance porch, access is gained into the reception hallway, hosting doors to the lounge, kitchen / diner and a rear lobby area leading to the rear garden, with stairs leading to the first floor. The lounge is situated at the front of the property with a feature fireplace and a double glazed window giving an abundance of natural light. At the rear, the kitchen / diner is fitted with a selection of eye level and base units with space for domestic appliances as well as a family dining table. An opening provides an additional entrance for the lobby area and the rear garden.

On the first floor, the landing area leads to the three bedrooms and family bathroom as well as two storage cupboards. Bedroom one is a good sized double with a rear aspect double glazed window and has the added advantage of a built in storage cupboard. Bedrooms two and three are found to the front of the property with double glazed windows overlooking the garden. Completing the accommodation is the bathroom comprising a panelled bath with shower mixer tap, pedestal wash hand basin and WC.

Externally, to the front, double opening metal gates lead to a paved area which could be used for off road parking. Planted borders with an extensive selection of mature plants and shrubs add to the garden's appeal. To the side of the property an additional garden area, which was purchased by the current owner, as it runs the whole length of the property, it could be used for extending the property, subject to the relevant planning permissions. The rear garden is full of mature shrubs, plants and trees and would make an ideal project for a keen gardener and has the added advantage of a brick built storage shed attached to the house. A gate at the end of the garden gives access to an additional parking area, where the property has a non-designated parking space.

The property is situated in the sought-after area of Preston Downs. Bus routes are close to hand providing access to surrounding areas including Weymouth Town and Seaford. It is also within easy access of Weymouth relief road giving access to the county town of Dorchester and beyond and the property is also within close proximity to a mainline station with routes to both London and Bristol. There is a local shopping centre approximately a quarter of a mile away which offers a range of local shops and amenities including a doctor's surgery.

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



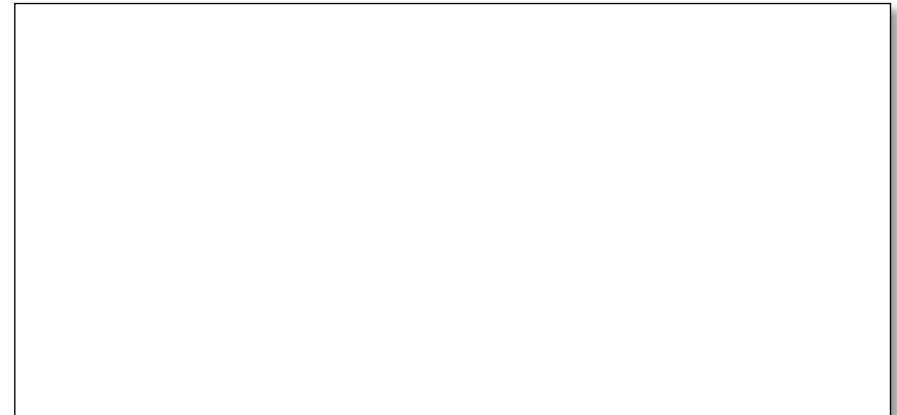
FLOORPLAN:



LOCATION:



EPC:



COUNCIL TAX RATING: B

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.