



AUSTIN 
ESTATE AGENTS

Wardcliffe Road

Weymouth

Dorset

DT4 0HP

Offers in Excess of £270,000

SUMMARY

- End Terraced Family Home
- Three Bedrooms
- Light & Airy Lounge
- Contemporary Fitted Kitchen / Dining Room
- Conservatory
- Modern Bathroom Suite
- Double Glazing
- Gas Central Heating
- Low Maintenance Garden
- Vendor Suited





SUMMARY OF ACCOMMODATION

GROUND FLOOR

Entrance Hallway

Lounge 12' 8" max x 12' 0" max (3.86m max x 3.66m max)

Dining Room 16' 6" max x 10' 11" max (5.02m max x 3.33m max)

Kitchen Area 6' 2" x 6' 11" (1.88m x 2.11m)

Conservatory 8' 10" x 6' 4" (2.70m x 1.92m)

FIRST FLOOR

First Floor Landing

Bedroom One 9' 11" x 10' 5" (3.01m x 3.18m)

Bedroom Two 9' 8" max x 10' 5" max (2.95m max x 3.17m max)

Bedroom Three 6' 0" x 10' 6" (1.82m x 3.20m)

Bathroom 5' 10" x 6' 5" (1.79m x 1.95m)

OUTSIDE

Front Driveway

Rear Garden

THE PROPERTY

We are delighted to offer to the market this end of terrace family home, which enjoys beautifully presented accommodation including front aspect lounge, sizeable kitchen / dining room, conservatory, three bedrooms and family bathroom. Benefitting from gas central heating and double glazing throughout. To the front of the property is a driveway suitable for two vehicles and to the rear is a low maintenance garden.

Upon entering the property, you are greeted by a welcoming entrance hallway where doors lead to the lounge and dining room with stairs ascending to the first floor. The front aspect bay window of the lounge gives an abundance of natural light whilst a feature fireplace adds to the room's appeal. The well proportioned kitchen / dining room boasts a range of contemporary eye and base level storage cupboards enhanced by integral appliances including a four ring gas hob, concealed extractor fan, double oven and slimline dishwasher. The dining area has ample room for a family sized dining table as well as additional furniture. Completing the accommodation on the ground floor is the conservatory, which is accessed from the dining area and has a pleasant outlook over the rear garden.

Stairs rise to the first floor where the three bedrooms and family bathroom are located. Bedrooms one and two are both spacious double bedrooms, with bedroom three being a good sized single or ideal guest room. All the bedrooms are pleasantly decorated. The family bathroom comprises a modern suite fitted with panelled 'p' shaped bath and shower over, as well as a fitted vanity wash hand basin and WC with complementary tiling to the walls and floor. Accessed from the landing, the loft is boarded, insulated and carpeted, further benefitting from lighting and a Velux window, offering potential for additional accommodation, subject to the relevant permissions.

Externally, to the front of the property there is a hard standing driveway providing off road parking. The fully enclosed rear garden is low maintenance and is laid to paving. A garden shed is included in the sale.

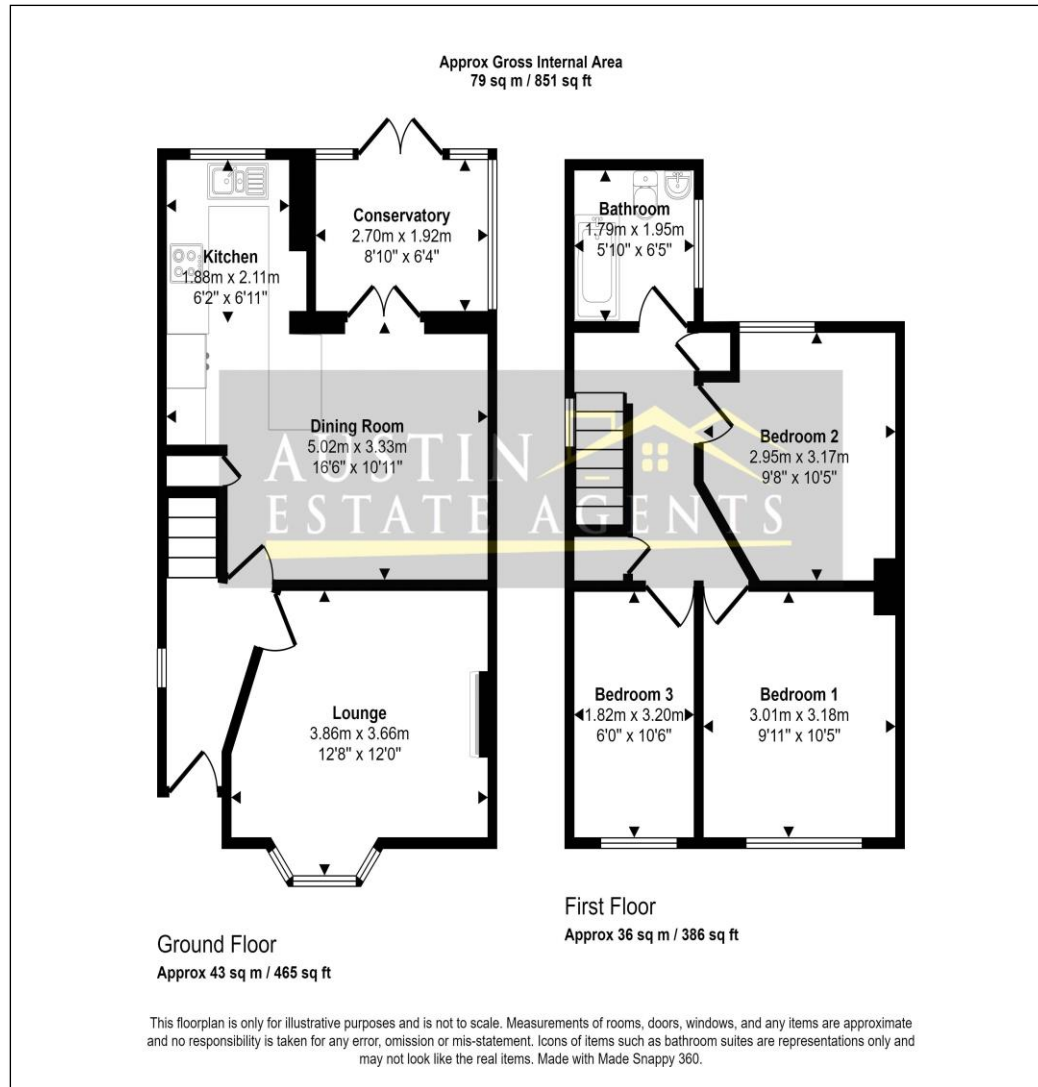
This family home is situated in the popular residential location of Westham close by to local shops, amenities and bus routes to surrounding areas. The inner harbour and Weymouth town centre, with its many bars, restaurants, shops, theatre and beaches, are a short walk away.

Please contact Austin Estate Agents to make a viewing appointment.

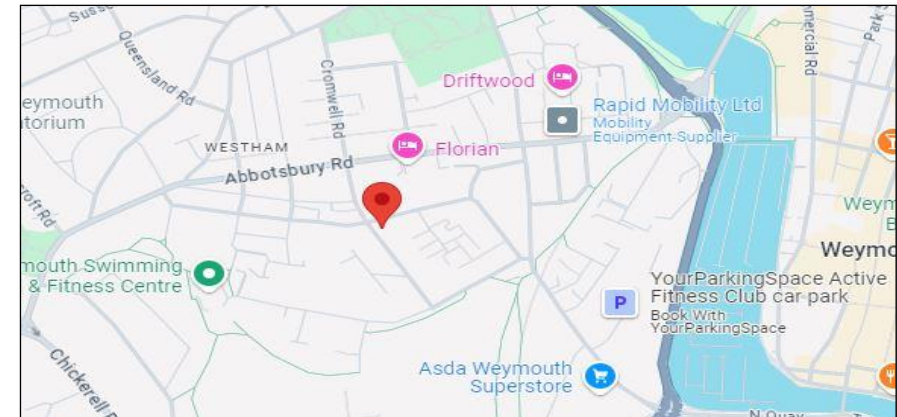




FLOORPLAN:



LOCATION:



EPC:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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.