



AUSTIN 
ESTATE AGENTS

Princes Drive

Lodmoor

Weymouth

Dorset

DT4 7UQ

£325,000

SUMMARY

- Terraced Family Home
- Extended to the Rear
- Three / Four Bedrooms
- Two / Three Reception Rooms
- Modern Fitted Kitchen & Separate Utility Room
- Family Bathroom & Ground Floor WC
- Double Glazing & Gas Central Heating
- Front Driveway
- Attractive Rear Garden
- Sought After Lodmoor Location





SUMMARY OF ACCOMMODATION

GROUND FLOOR

Entrance Porch

Lounge 9' 5" max x 19' 5" max (2.88m max x 5.91m max)

Dining Room 6' 9" x 12' 11" (2.07m x 3.93m)

Kitchen 7' 7" x 12' 5" (2.31m x 3.78m)

Utility Room 6' 0" x 5' 9" (1.83m x 1.76m)

WC

Additional Reception Room / Bedroom 6' 8" x 14' 8"
(2.02m x 4.46m)

FIRST FLOOR

First Floor Landing

Bedroom One 8' 5" x 9' 9" to wardrobes (2.56m x 2.97m
to wardrobes)

Bedroom Two 8' 3" x 8' 6" (2.51m x 2.58m)

Bedroom Three 8' 9" x 6' 11" (2.67m x 2.11m)

Bathroom 7' 10" x 6' 6" (2.38m x 1.99m)

OUTSIDE

Front Driveway

Rear Garden

THE PROPERTY

We are delighted to offer to the market a beautifully presented, mid terrace family home. Situated in the highly popular residential location of Lodmoor, this fantastic property benefits from a spacious front aspect lounge, separate dining room, contemporary fitted kitchen, utility room, ground floor WC, versatile additional ground floor room, three bedrooms and family bathroom with gas central heating and double glazing throughout. Externally, there is a driveway to the front and attractive rear garden.

From the double glazed entrance porch, access is gained into the tastefully decorated lounge. This spacious room enjoys excellent natural light from a front aspect double glazed window as well as bi-fold doors to the rear. Stairs ascend to the first floor enabling a large storage cupboard in the lounge. To the rear of the lounge is the dining room, which boasts double opening, double glazed French doors overlooking and leading to the rear garden, this space has ample room for a large family dining table.

An opening leads into the kitchen, which is fitted with an extensive range of contemporary eye level and base units, integral four ring gas hob, extractor and eye level double oven with space for additional white goods. The utility room, with further storage cupboards as well as space and plumbing for a washing machine and tumble dryer. This naturally flows through to the ground floor WC with a modern WC, vanity wash hand basin and complementary tiling. Completing the accommodation on the ground floor is an additional reception room, offering versatile use, which could also be used as a ground floor bedroom.

The first floor landing hosts access to the loft as well as doors to all first floor rooms. Bedrooms one and three are situated to the front aspect with double glazed windows providing good natural light; bedroom one further enjoys a good range of built-in wardrobes and furniture. Bedroom two is situated to the rear aspect with a double glazed window overlooking the rear garden. The fully tiled family bathroom features a modern suite comprising low level WC, wall mounted wash hand basin and panelled bath with mains shower over. An obscured double glazed window to the rear aspect gives natural light.





The Property Cont'd/ . . .

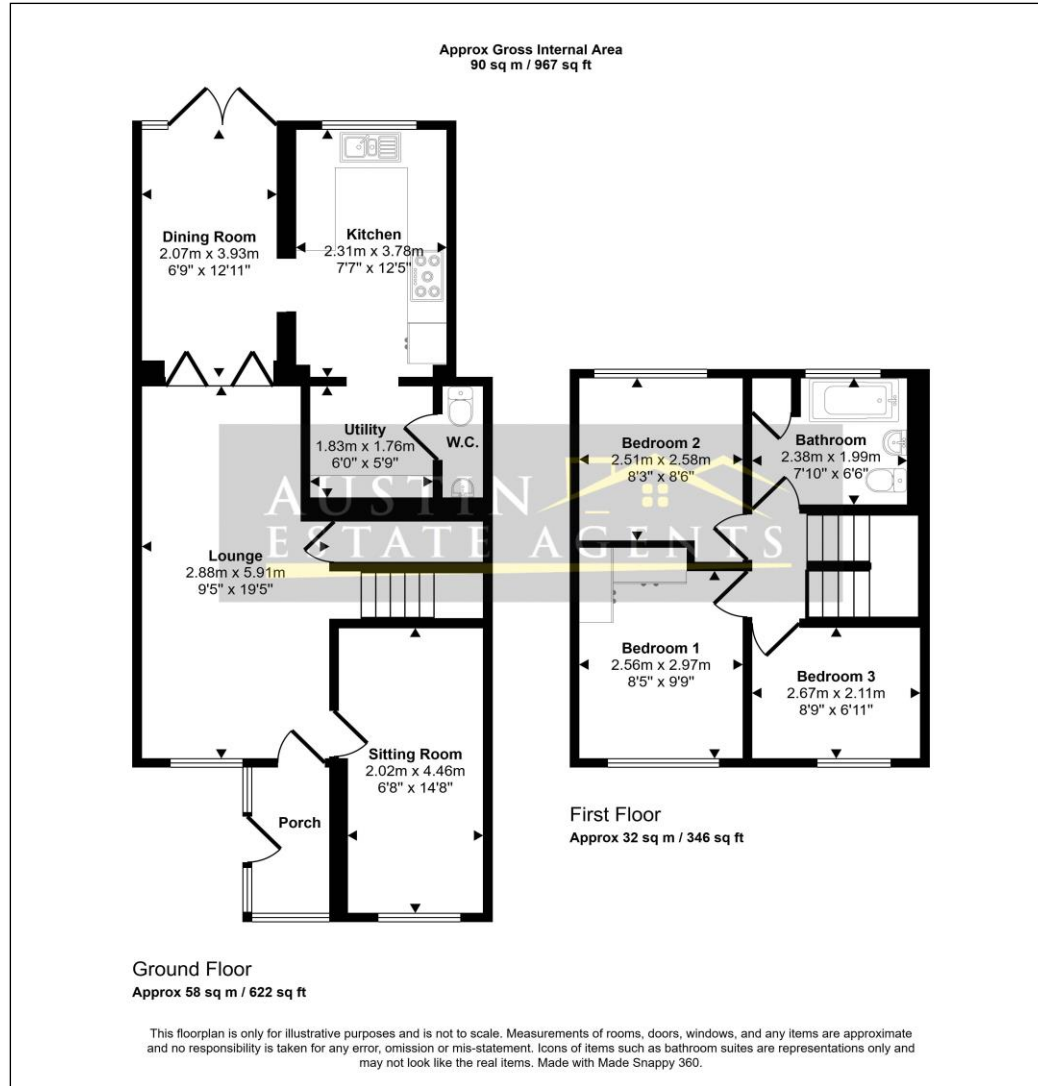
Externally, to the front, an independent driveway provides off road parking for multiple vehicles. The rear garden is pleasantly maintained with a patio area adjacent to the property enabling an excellent entertaining area and enjoying views over the remainder of the garden, which is laid to lawn with planted borders. A garden shed is included in the sale and a gate gives rear access.

Situated within the highly sought-after area of Lodmoor, the property is a short distance from amenities such as a doctors' surgery, shops, public houses and supermarkets. Bus services to the town and surrounding areas are close by. Greenhill Beach and the nature reserve are within close proximity. There is also easy access to Weymouth relief road.

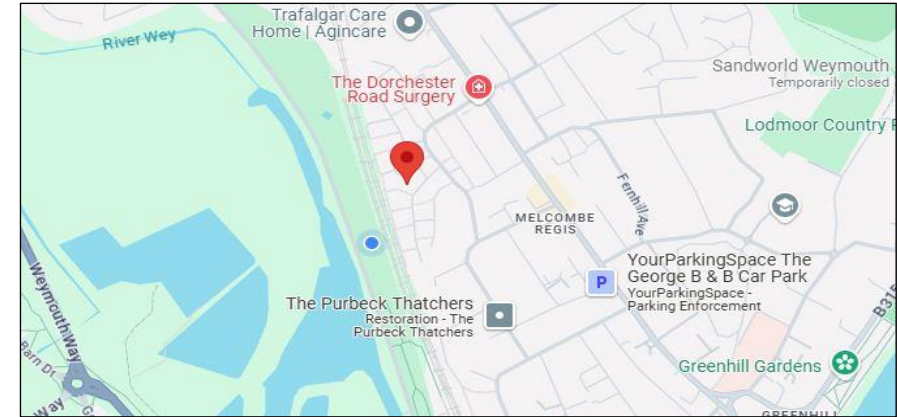
For more information, or to make an appointment to view, please contact Austin Estate Agents.



FLOORPLAN:



LOCATION:



EPC:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX RATING: B 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 MISDESCRIPTONS 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.