



## Clarence Road

Littlesea

Weymouth

Dorset

DT4 9EE

**Offers over £380,000**

### SUMMARY

- Detached Bungalow
- Two Double Bedrooms
- Modern Fitted Kitchen / Diner
- Spacious Lounge
- Family Bathroom & En-Suite Shower Room
- Double Glazing & Gas Central Heating
- Front Garden & Driveway
- Detached Garage
- Easy to Maintain Rear Garden
- Sought After Littlesea Location





## SUMMARY OF ACCOMMODATION

### Entrance Hallway

**Lounge/Diner** 18' 7" x 12' 10" *plus bay* (5.66m x 3.91m *plus bay*)

**Kitchen / Diner** 13' 2" *max* x 13' 7" *max* (4.02m *max* x 4.15m *max*)

**Bedroom One** 11' 11" x 12' 6" *max into bay* (3.62m x 3.80m *max into bay*)

**En-Suite Shower Room** 6' 6" x 4' 4" (1.99m x 1.33m)

**Bedroom Two** 10' 9" x 10' 8" (3.27m x 3.25m)

**Bathroom** 5' 8" x 8' 5" *plus recess* (1.73m x 2.57m *plus recess*)

### OUTSIDE

**Front Garden & Driveway**

**Garage**

**Rear Garden**



## THE PROPERTY

We are delighted to offer for sale this beautifully presented, double-fronted bungalow situated in Sought after residential location of Littlesea. The property has been maintained throughout to a very good standard and enjoys a spacious lounge, modern fitted kitchen / diner, two double bedrooms, en-suite shower room and bathroom with double-glazing and gas central heating. Outside the property features a large driveway, detached garage and rear garden. Viewing is strongly advised to appreciate the accommodation on offer.

An entrance door leads to a welcoming reception hallway. The spacious lounge is situated to the front of the property and enjoys two double glazed windows, including a large bay window, giving the room an abundance of natural light. There is an attractive gas coal effect feature fireplace to the centre adding to the room's appeal. The kitchen / diner offers a comprehensive range of stylish eye and base level units, colour co-ordinated worktop surfaces, integral four-ring gas hob, electric oven, stainless steel extractor canopy, plumbing for a washing machine and space for a fridge / freezer. Double glazed windows to the side allow for plenty of natural light and double-glazed French doors overlook and lead to the rear garden.

The property enjoys two double bedrooms. Bedroom one is situated to the front of the property and offers a large double-glazed bay window and stylish range of fitted wardrobes. A door leads to the bedrooms' own en-suite shower room with low-level WC, vanity wash hand basin, independent shower cubicle and double-glazed window to the side. Bedroom two is another well proportioned room with a double glazed window overlooking the rear garden. Completing the internal accommodation is the family bathroom with contemporary suite, comprising a low-level WC, vanity wash hand basin, P-shaped bath with screen and shower over, complementary tiling and double-glazed window to the rear.

Externally, an independent driveway provides off-road parking for multiple vehicles. The driveway naturally leads up to a detached garage. The front garden is well maintained with a gate to the side granting access to the rear garden. The rear garden is beautifully maintained with a delightful patio area overlooking an artificial grass area with raised flower beds, ideal for seating.

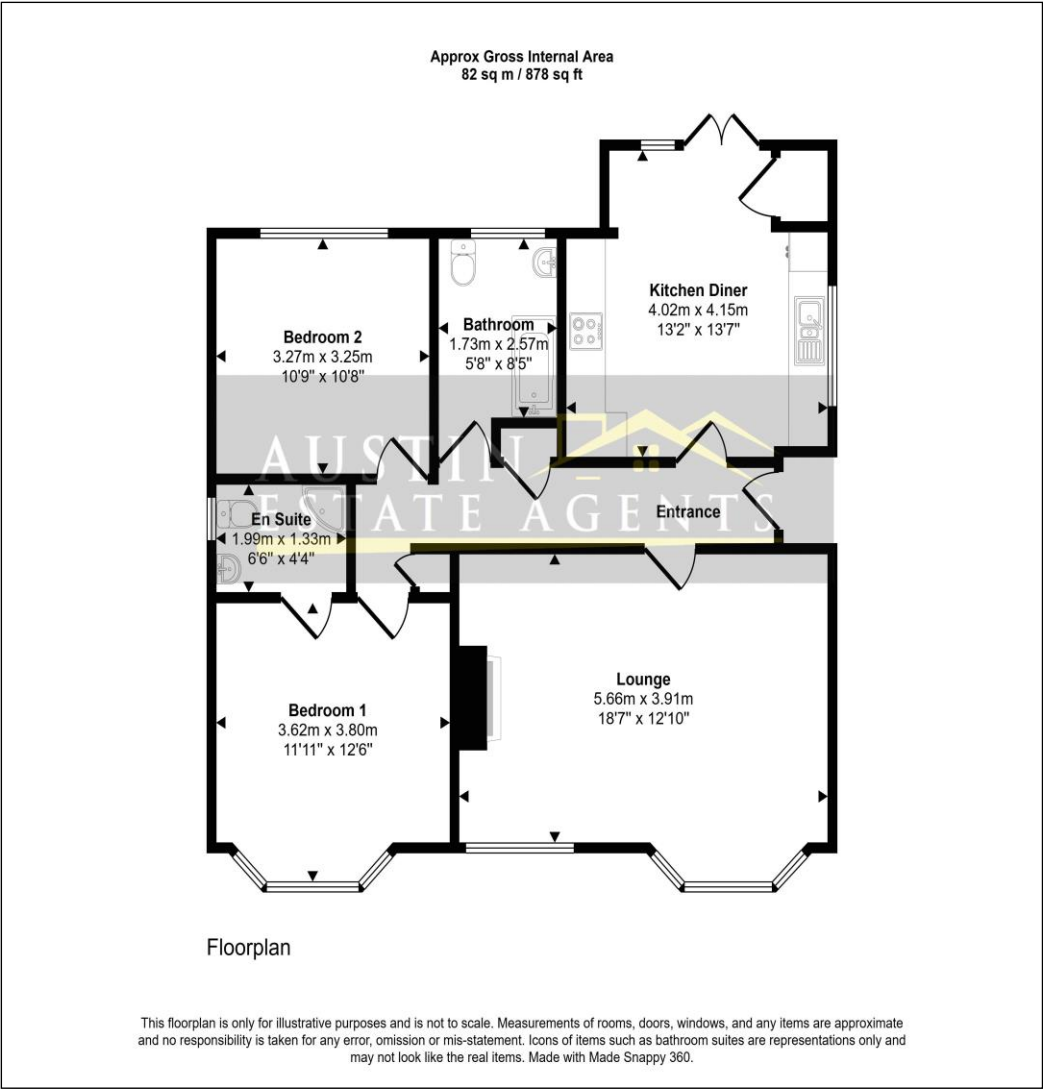
The property is located in Littlesea, a popular residential area. Local shops and amenities are nearby including a convenience store, chemist and doctors' surgery. Bus routes providing easy access to surrounding areas are nearby on the Chickerell Road. The bungalow is located approximately two miles from Weymouth Town Centre with its many restaurants, bars, theatre and sandy beaches.

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

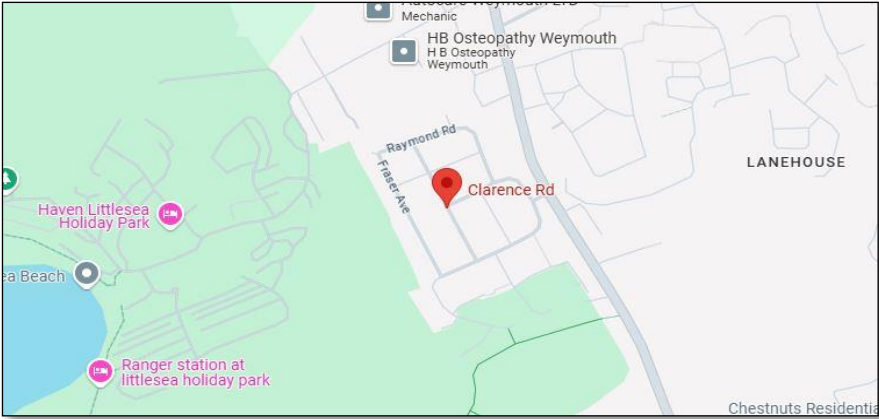




FLOORPLAN:



LOCATION:



EPC:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX RATING: D      TENURE: Freehold

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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.