



AUSTIN   
ESTATE AGENTS



## Brownlow Street

Weymouth

Dorset

DT4 7HW

£220,000

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### SUMMARY

- Spacious Terraced Home
- Beautifully Presented Throughout
- Two Double Bedrooms
- Open Plan Living / Dining / Kitchen
- Contemporary Fitted Kitchen
- Modern Bathroom
- Gas Central Heating
- Double Glazing
- No Onward Chain
- Ideal Investment or Holiday Let





## SUMMARY OF ACCOMMODATION

### GROUND FLOOR

#### Entrance Hallway

**Lounge / Dining / Kitchen Room** 23' 9" max x 13' 0" max  
(7.25m max x 3.95m max)

### FIRST FLOOR

#### First Floor Landing

**Bedroom One** 16' 5" x 9' 2" (5.00m x 2.80m)

**Bedroom Two** 12' 4" x 7' 5" (3.75m x 2.25m)

**Bathroom** 6' 5" x 7' 5" (1.95m x 2.25m)



## THE PROPERTY

We are pleased to offer this beautifully presented property for sale with no onward chain. Please note this property does not have a garden, making it perfect for those seeking low-maintenance living or a convenient holiday let investment. Situated just moments from Weymouth Town Centre and Seafront, this home enjoys an enviable position close to local shops, amenities, and transport links. We strongly recommend arranging a viewing to fully appreciate all that this property has to offer.

The inviting entrance door leads to a bright and welcoming reception hallway, with stairs ascending to the first floor and a door leading to the open plan lounge / kitchen / dining room. This room is a spacious, beautifully decorated living space with a large double-glazed window at the front, flooding the room with natural light. The kitchen area is stylishly fitted with a modern range of matching eye-level and base units, complemented by co-ordinated worktop surfaces, integral four-ring halogen hob, electric oven, and space for a fridge. The kitchen's sleek design adds a touch of sophistication.

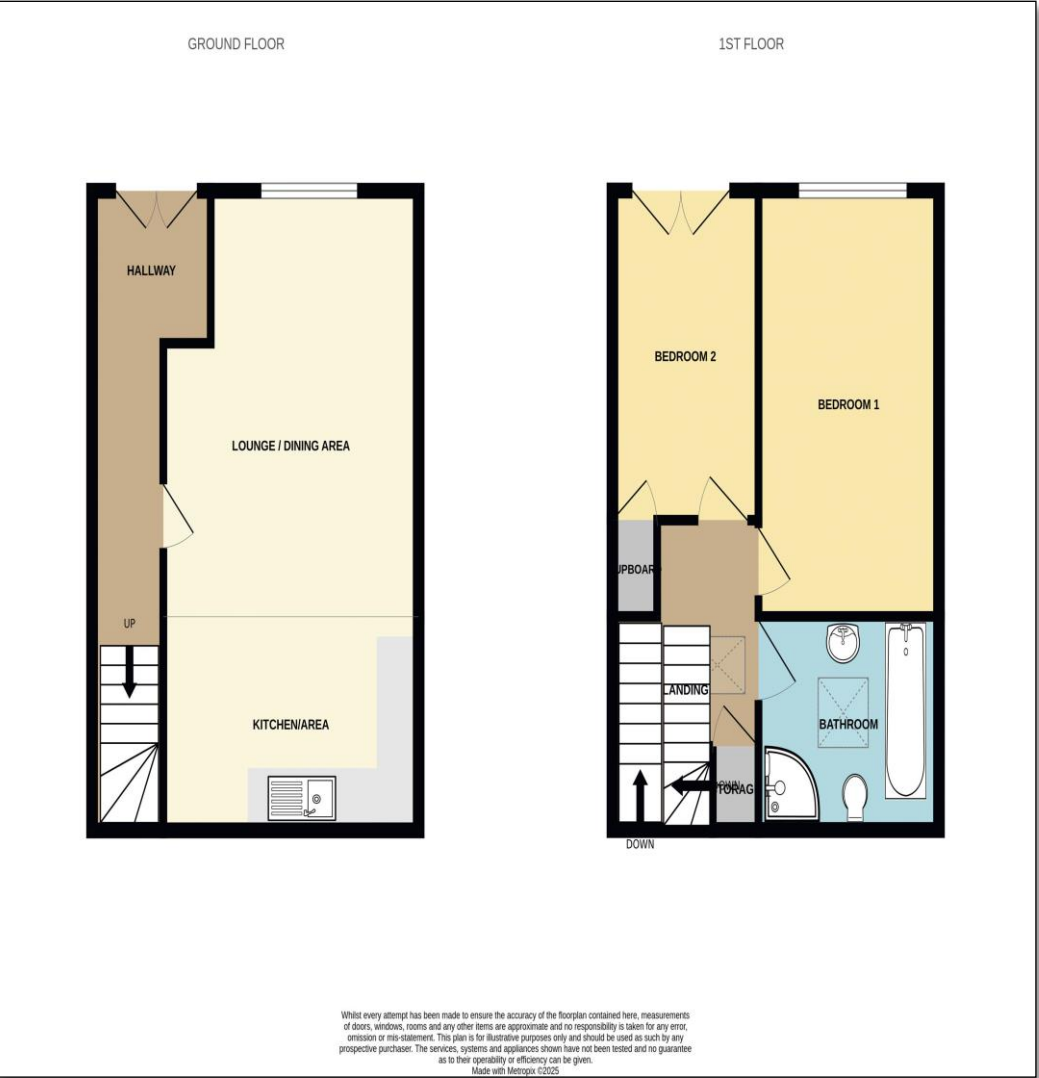
The spacious landing area, with a skylight providing additional natural light, hosts doors to a useful storage cupboard, and access to all first-floor rooms. Bedroom One is a generous size, with a large, double-glazed window to the front that fills the room with light. Tastefully decorated for a relaxing ambiance. Bedroom two is a well-proportioned double bedroom featuring a Juliet balcony with double-glazed French doors, enhancing the room's appeal and adding to the property's charm. The bathroom is well-appointed with a panelled bath, low-level WC, vanity wash hand basin, and an independent shower cubicle. Complementary tiling completes the stylish finish.

The property is situated within close proximity to Weymouth Town Centre with its shops, restaurants and other amenities. Weymouth Train Station is also close by, providing direct services to London Waterloo and Bristol Temple Meads respectively. Weymouth's award winning beach and seafront are just a short stroll away.

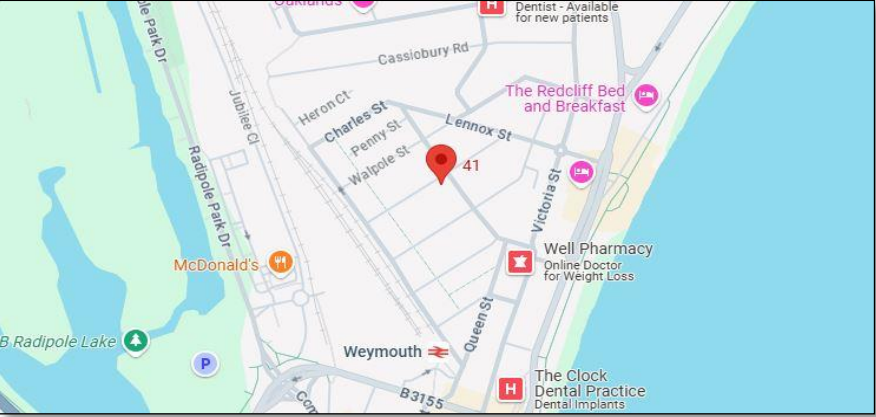
For further information, or to make an appointment to view, please contact Austin Estate Agents.



**FLOORPLAN:**



**LOCATION:**



**EPC:**

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	88 B
69-80	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 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.