



AUSTIN   
ESTATE AGENTS



## Clarendon Avenue

Redlands

Weymouth

Dorset

DT3 5BG

**£445,000**

### SUMMARY

- Semi Detached Family Home
- Situated on a Generous Plot
- Three Bedrooms
- Spacious Lounge / Diner & Conservatory
- Fitted Kitchen with Separate Utility Area
- Family Shower Room & Ground Floor WC
- Gas Central Heating & Double Glazing
- Well Maintained Front & Rear Gardens
- Driveway for Multiple Vehicles & Integral Garage
- No Onward Chain







## SUMMARY OF ACCOMMODATION

### GROUND FLOOR

Entrance Porch

Hallway

Lounge / Diner 11' 10" max x 22' 9" max (3.60m max x 6.94m max)

Kitchen 11' 3" x 8' 10" (3.44m x 2.68m)

Utility Room 8' 2" max x 9' 5" max (2.50m max x 2.87m max)

Conservatory 9' 2" x 9' 8" (2.80m x 2.95m)

WC

### FIRST FLOOR

First Floor Landing

Bedroom One 12' 1" x 10' 1" (3.69m x 3.07m)

Bedroom Two 11' 10" x 9' 11" plus recess (3.61m x 3.02m plus recess)

Bedroom Three 9' 10" max x 8' 8" max (3.00m max x 2.63m max)

Shower Room 6' 8" x 6' 6" (2.02m x 1.99m)

### OUTSIDE

Front Garden

Driveway

Integral Garage

Rear Garden



## THE PROPERTY

We are delighted to offer to the market, this light and airy semi detached family home. Situated on a generously sized plot the accommodation includes, three bedrooms, spacious lounge / diner, fitted kitchen, separate utility room, conservatory, ground floor WC and family shower room, as well as benefitting from gas central heating and double glazing throughout. Externally, to the front there is a garden, an independent driveway and integral garage with a beautiful garden to the rear.

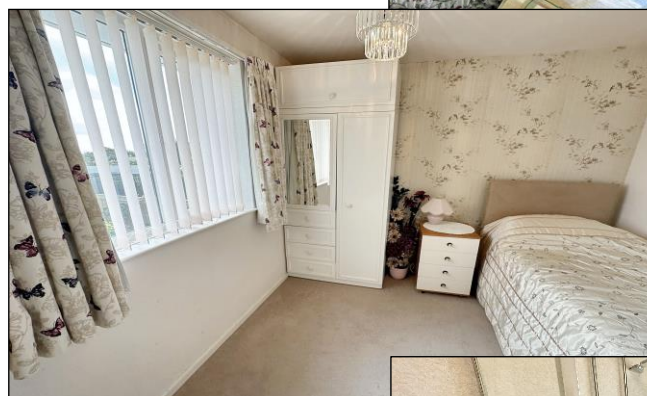
Upon entering the property via the entrance porch, you are greeted by a welcoming entrance hallway with a staircase ascending to the first floor and doors to the lounge / diner, kitchen, WC, and understairs storage cupboard. Running the length of the property is the well proportioned lounge / diner with a large double glazed front aspect window (dressed with plantation shutters) and patio doors to the rear allowing excellent natural light. From the lounge access can be gained to the conservatory offering a pleasant outlook overlooking and leading to the rear garden. A doorway from the hallway leads to the kitchen, which is fitted with a good range of eye and base level storage cupboards with integral appliances including an electric hob, double eye level oven with space for additional domestic appliances. Completing the ground floor accommodation, off the kitchen, is a utility / lean to, which also gives further access to the rear garden.

On the first floor, the landing area hosts doors to the three bedrooms and family shower room. Bedrooms one and three are rear aspect rooms with bedroom one benefitting from a built in storage cupboard. Bedroom two is found to the front featuring a double glazed window dressed with plantation shutters. All of the bedrooms feature a double glazed window offering attractive views over the surrounding area. The shower room comprises a double shower cubicle, wash hand basin, WC and a front aspect double glazed opaque window with plantation shutters giving natural light.

Externally, to the front of the property, is a well maintained garden area mainly laid to lawn with planted borders. To the side is a double driveway suitable for off road parking for multiple vehicles leading to an integral garage with electric roller shutter door. A wooden gate gives side access to the rear of the property. The rear garden is a beautifully maintained sunny space, offering a combination of patio areas, providing seating areas in which to enjoy the garden throughout the day. The remainder of the garden is predominately laid to lawn with mature plants and shrubs to the borders. A wooden summer house is included within the sale.

This family home is located in the highly sought-after area of Redlands offering easy access to local shops and amenities including supermarkets, bus routes to surrounding areas and a highly regarded primary school are in close proximity. Weymouth relief road is within easy access.

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

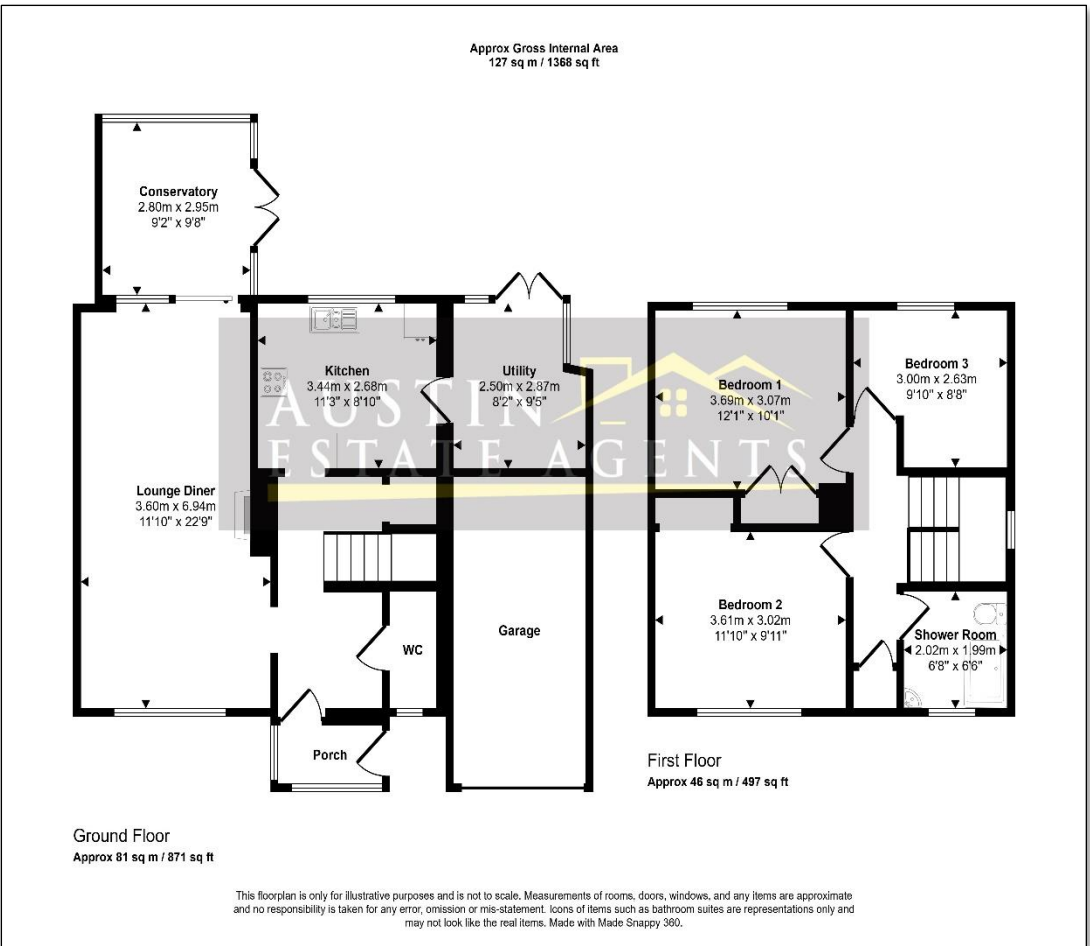








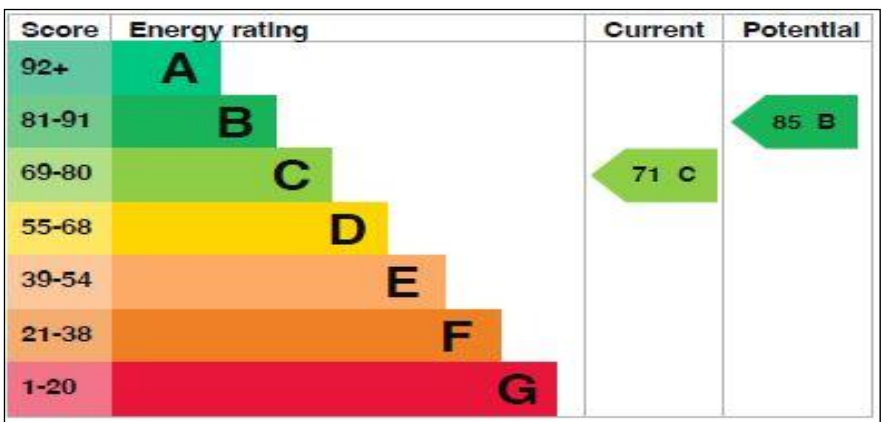
**FLOORPLAN:**



**LOCATION:**



**EPC:**



**COUNCIL TAX RATING: C      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.