



Milton Close

Lodmoor

Weymouth

Dorset

DT4 7NB

Offers in Excess of £290,000

SUMMARY

- Three Bedroom Family Home
- Extended to the Rear
- Spacious Lounge
- Modern Fitted Kitchen / Dining Room
- Separate Utility Room
- First Floor Bathroom & Ground Floor Shower Room
- Double Glazing & Gas Central Heating
- Easily to Maintain Gardens to the Front & Rear
- Driveway & Integral Garage
- No Onward Chain





SUMMARY OF ACCOMMODATION

GROUND FLOOR

Entrance Porch

Lounge 8' 6" min x 20' 0" (2.58m min x 6.10m)

Dining Area 7' 9" x 7' 7" (2.35m x 2.32m)

Kitchen 8' 4" x 8' 0" (2.55m x 2.44m)

Utility Room 6' 8" x 4' 0" (2.02m x 1.22m)

Shower Room 4' 2" x 6' 4" (1.28m x 1.93m)

FIRST FLOOR

First Floor Landing

Bedroom One 8' 6" x 10' 2" (2.60m x 3.10m)

Bedroom Two 8' 9" x 9' 9" (2.66m x 2.98m)

Bedroom Three 8' 8" x 7' 0" (2.64m x 2.13m)

Bathroom 8' 9" max x 6' 6" max (2.66m max x 1.99m max)

OUTSIDE

Front Garden

Driveway & Garage

Rear Garden

THE PROPERTY

We are delighted to offer for sale a well presented, extended family home situated in the sought after location of Lodmoor, Weymouth. The accommodation includes a spacious lounge, kitchen / dining room, separate utility room, ground floor shower room, three bedrooms and family bathroom with double glazing and gas central heating throughout. Outside the property benefits from gardens to the front and rear, a driveway and an integral garage. Presented to the market with no onward chain, we believe this should be viewed to be fully appreciated.

On the ground floor the entrance porch, with a useful storage cupboard for outdoor garments, gives access into a spacious lounge with stairs ascending to the first floor and a large front aspect double glazed window giving good natural light. A door towards the rear of the room leads into the utility room with storage cupboards and plumbing for a washing machine. This naturally flows into the ground floor shower room with vanity wash hand basin, low level WC and walk-in shower cubicle.

At the rear of the property is the kitchen / dining room, a bright and airy room with a double glazed window and French doors overlooking and leading to the rear garden. The kitchen area has a range of eye level and base units with ample space for domestic appliances and has the added advantage of a filtered water tap and water softener. The dining area can easily accommodate a family dining table.

To the first floor there are three well proportioned bedrooms and a family bathroom with a modern suite comprising a panelled bath, pedestal wash hand basin and WC.

Externally, the front garden is mainly laid to lawn with a path to the front porch. An independent driveway provides off road parking and leads to an integral garage. To the rear is a low maintenance garden mainly laid to paving and decking, enclosed by a panel fence, with a storage shed and pedestrian access via a wooden gate.

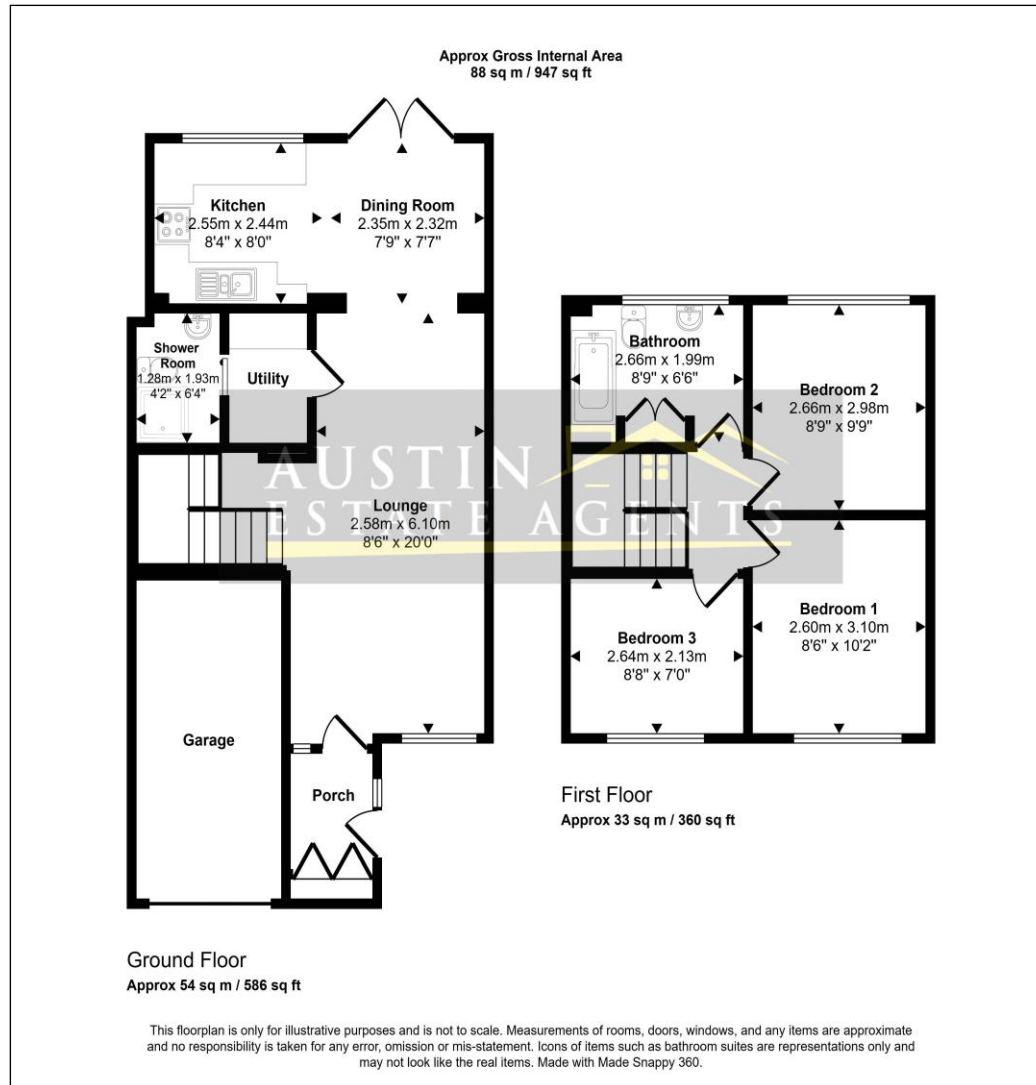
The property is situated in the popular residential location of Lodmoor, close by to local shops and amenities such as a doctor's surgery and post office. There are bus routes nearby to surrounding areas including Weymouth town centre. Weymouth relief road is also close by providing access to Dorchester and beyond.

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





FLOORPLAN:



LOCATION:



EPC:



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.