



AUSTIN   
ESTATE AGENTS



## Argyle Road

Lodmoor

Weymouth

Dorset

DT4 7LX

£260,000

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### SUMMARY

- Spacious Terraced Home
- Two Double Bedrooms
- Open Plan Lounge / Diner
- Fitted Kitchen / Breakfast Room
- Garden Room
- Generous Bathroom
- Double Glazing
- Rear Garden
- Larger than Average Garage at Rear
- Vendor Suited







## SUMMARY OF ACCOMMODATION

### GROUND FLOOR

#### Entrance Hallway

**Lounge Area** 15' 1" x 12' 0" (4.60m x 3.65m)

**Dining Area** 11' 10" x 10' 0" (3.60m x 3.05m)

**Kitchen / Breakfast Room** 14' 7" max x 8' 4" max (4.45m max x 2.55m max)

### FIRST FLOOR

#### First Floor Landing

**Bedroom One** 15' 1" x 13' 9" (4.60m x 4.20m)

**Bedroom Two** 11' 10" x 10' 0" (3.60m x 3.05m)

**Bathroom** 13' 1" x 8' 4" (4.00m x 2.55m)

### OUTSIDE

**Rear Garden**

**Garage**

## THE PROPERTY

We are pleased to offer for sale this two bedroom terraced property which is situated in the popular residential location of Lodmoor. The property boasts a spacious lounge / diner, fitted kitchen / breakfast room, garden room, two double bedrooms and a family bathroom with double glazing throughout. Outside is a rear garden with a garage accessed via a lane. We highly recommend viewing to appreciate the property's appeal.

An entrance door leads to a reception hallway with a wood twist staircase ascending to the first floor. An attractive lounge area is situated to the front of the property with a double glazed bay window providing plenty of natural light and a fireplace to the centre. The dining area is also a good size with French doors leading to and overlooking the garden room. The kitchen / breakfast room is fitted with a range of matching eye and base level units and space for additional domestic appliances. A double-glazed door provides access to the side of the house and the rear garden. Completing the accommodation on this floor is the garden room, offering versatile use and offering additional entry to the rear garden.

The first floor landing hosts doors to the two double bedrooms and family bathroom. Bedroom one is situated to the front of the property, spanning the whole width of the house, with fitted wardrobes along one wall. Bedroom two offers good size accommodation with a double glazed window to the rear, overlooking the rear garden. The family bathroom is spacious, comprising a modern suite of low-level WC, pedestal wash hand basin, panelled bath and a double shower cubicle with a double-glazed window to the rear.

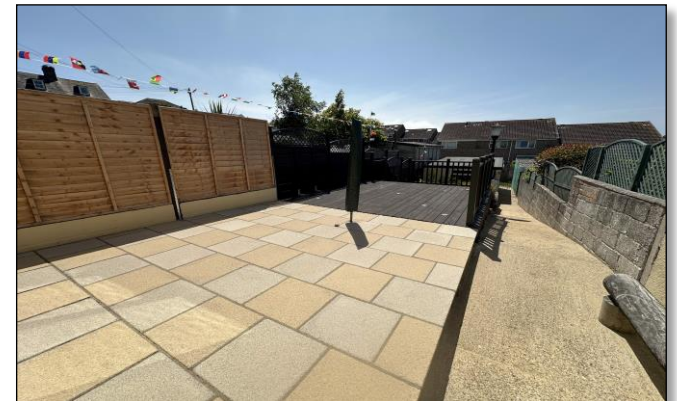
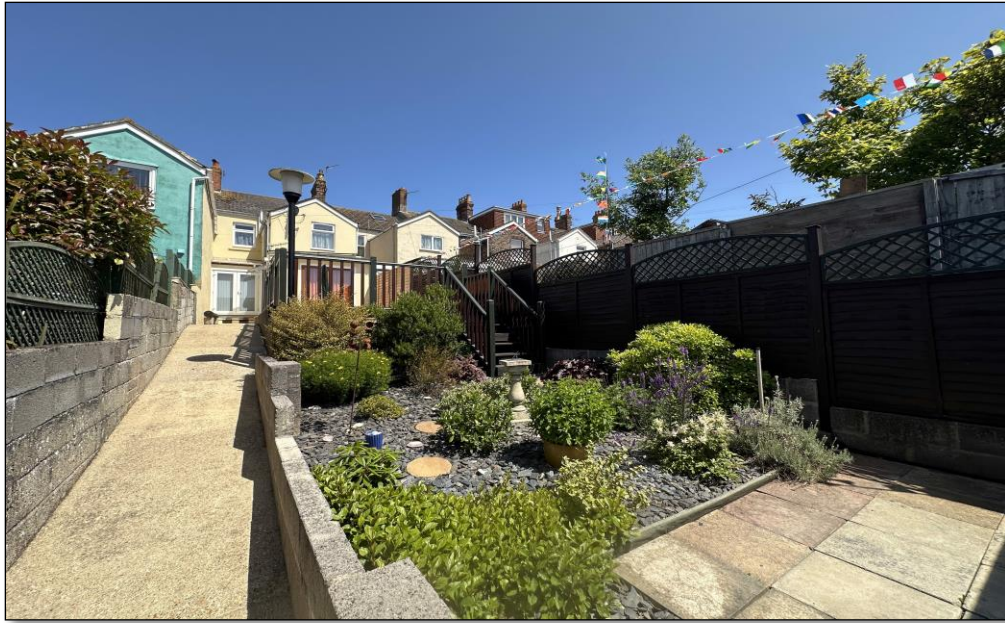
Externally, at the rear, adjacent to the property is a large patio and decking area with steps down to the remainder of the garden which is predominately laid to shingle with attractive planting. A pathway runs the length of the garden, leading a rear gate which provides access to the lane behind the property and the larger than average garage.

The property is situated in the popular residential location of Lodmoor and is close to local shops and amenities at Lodmoor Hill including a doctor's surgery, Weymouth College, and bus routes to surrounding areas and Dorchester. Lodmoor Country Park, Weymouth seafront, and Radipole Gardens are within walking distance. The property has easy access to Weymouth's relief road and is a short drive to Weymouth Town Centre.

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



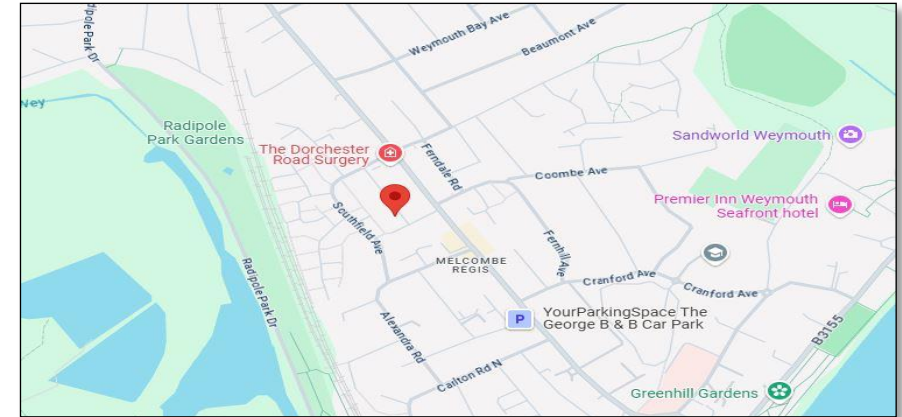




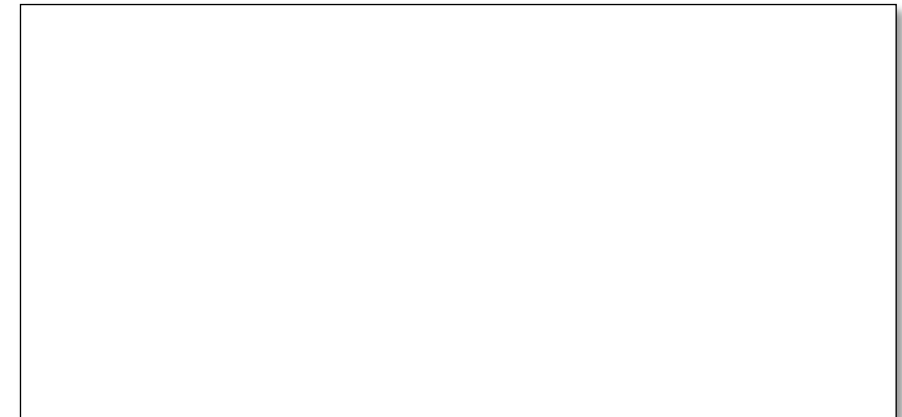
## FLOORPLAN:



## 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.