



Princes Drive

Lodmoor

Weymouth

Dorset

DT4 7UH

Offers in Excess of £230,000

SUMMARY

- Terraced Home
- Two Double Bedrooms
- Spacious Lounge
- Modern Kitchen / Diner
- Conservatory
- Contemporary Shower Room
- Double Glazing & Gas Central Heating
- Low Maintenance Front & Rear Gardens
- Allocated Parking Space
- No Onward Chain





SUMMARY OF ACCOMMODATION

GROUND FLOOR

Entrance Porch

Lounge 11' 2" max x 16' 8" max (3.40m max x 5.09m max)

Kitchen / Diner 11' 3" max x 11' 10" max (3.44m max x 3.60m max)

Conservatory 8' 2" x 8' 5" (2.49m x 2.57m)

FIRST FLOOR

First Floor Landing

Bedroom One 11' 3" x 9' 5" plus recess (3.43m x 2.87m plus recess)

Bedroom Two 11' 5" max x 9' 1" max (3.49m max x 2.78m max)

Shower Room 5' 3" x 6' 5" (1.61m x 1.95m)

Front Garden

Rear Garden

Allocated Parking

THE PROPERTY

We are delighted to offer for sale, with no onward chain, this terraced home situated in the popular residential location of Lodmoor. The accommodation includes a lounge, kitchen / diner, conservatory, two double bedrooms and a shower room. To the exterior are gardens to the front and rear and an allocated parking space.

On the ground floor, an entrance porch give access to a spacious lounge with a double-glazed window to the front aspect providing good natural light. A staircase ascends to the first floor enabling a useful understairs storage cupboard. A door at the rear naturally flows into the kitchen / diner, which is fitted with a range of matching eye level and base units, contrasting worktop surfaces and space and plumbing for additional kitchen appliances as well as space for a dining table. A double glazed window and door give access into a light and airy conservatory, which offers double glazed windows and a sliding opening door overlooking and leading to the rear garden.

The first-floor features two double bedrooms and family shower room / wet room. Bedroom one has a double glazed window overlooking the rear garden. Bedroom two hosts a front aspect double glazed window. The shower room / wet room is contemporary in design, comprising a pedestal wash hand basin, low-level WC and level walk-in shower cubicle.

Externally, to the front is a low maintenance, block paved, front garden. The rear garden is low maintenance and is predominately laid to block paving with planted borders. A gate at the end of the garden gives additional access. A garden shed is included in the sale. Situated within the sought-after area of Lodmoor. A further benefit of the property is allocated parking, located at the side of the property, with ample parking spaces to the front of the house.

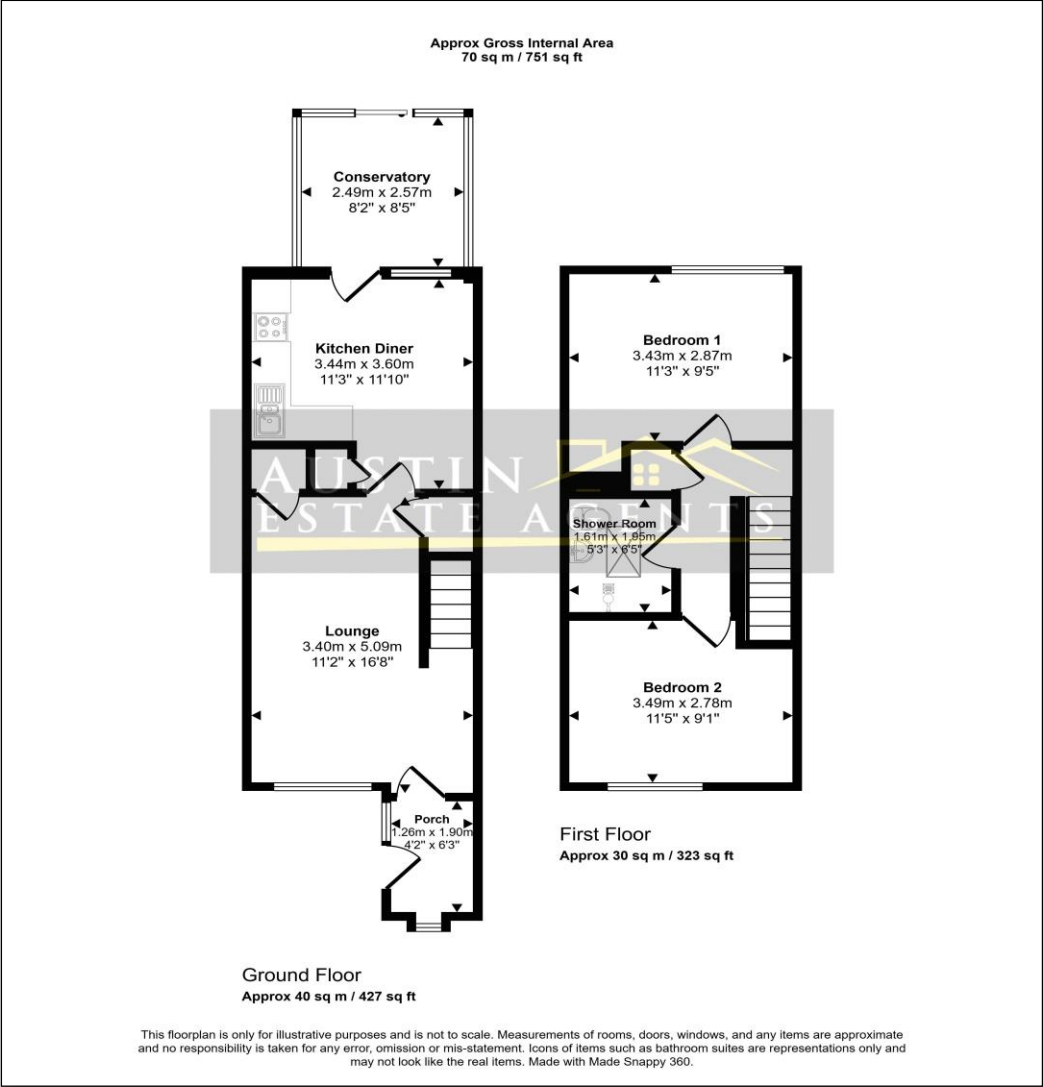
The property is within a short distance from amenities such as a doctors' surgery, shops, public houses and supermarkets. Bus services to the town centre and surrounding areas are close by. Greenhill Beach and the nature reserve are also within close proximity. There is also easy access to Weymouth relief road.

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

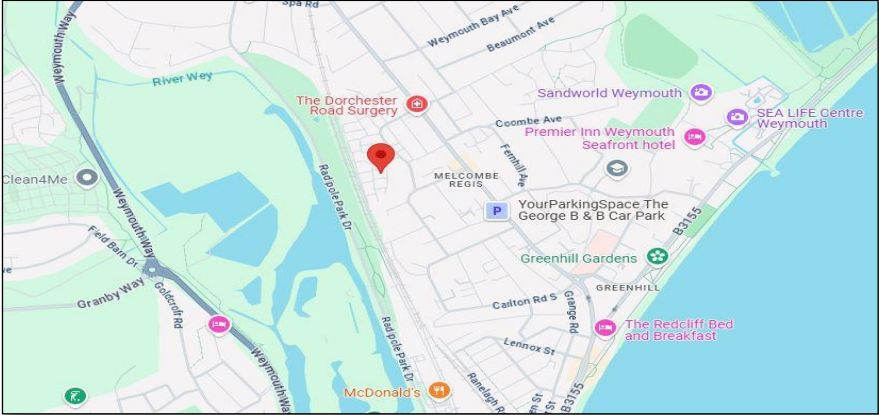




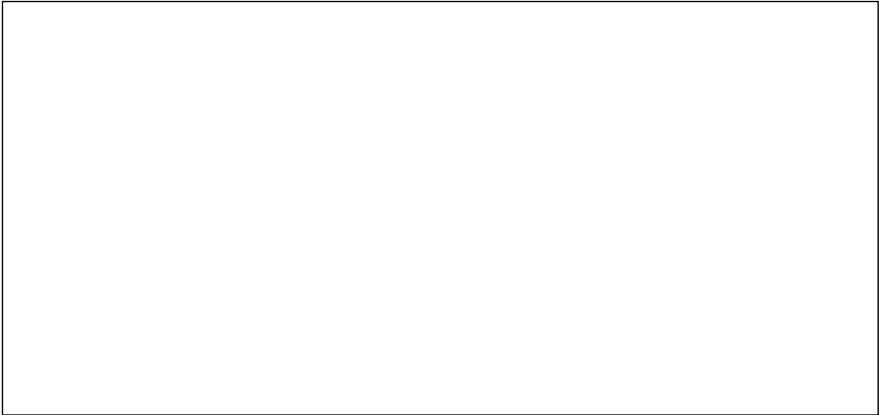
FLOORPLAN:



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.