



Princes Drive

Lodmoor, Weymouth DT4 7UQ

- Extended Family Home
- Spacious Lounge
- Modern Fitted Kitchen
- Double Glazing & Gas Central Heating
- Off Road Parking & Integral Garage
- Three Bedrooms
- Separate Family Room
- Contemporary Shower Room
- Low Maintenance Rear Garden
- Sought After Lodmoor Location

Asking Price £300,000 Freehold



SUMMARY OF ACCOMMODATION

GROUND FLOOR

Entrance Porch

Lounge

20'2" max x 9'10" max

Family Room

13'6" x 9'1"

Kitchen

8'11" x 6'7"

FIRST FLOOR

First Floor Landing

Bedroom One

10'2" x 8'7"

Bedroom Two

9'9" x 8'6"

Bedroom Three

10'2" x 8'11"

Shower Room

6'7" x 8'9"

OUTSIDE

Driveway

Garage

Rear Garden

We are pleased to present this charming extended end of terrace family home located on Princes Drive in the desirable area of Lodmoor, Weymouth. This property features three well-proportioned bedrooms, an independent driveway, and an integral garage, making it an ideal choice for families seeking comfort and convenience.

Upon entering, you are welcomed into a bright entrance porch that leads into a spacious lounge, enhanced by a large double-glazed window that fills the room with natural light. A side door provides access to the stairs, which cleverly incorporates a generous storage cupboard beneath. The property has been thoughtfully extended, with sliding doors that open into a delightful family room and dining area, where two additional double-glazed windows overlook the rear garden. An archway connects this space to the modern kitchen, which is equipped with a stylish range of eye and base level units, a four-ring gas hob, an integral electric oven with an extractor hood, and ample space for a slimline dishwasher and washing machine.

Ascending the stairs to the first floor, you will find all three bedrooms and the family

bathroom. Bedrooms one and three are positioned at the front, benefiting from good natural light, while bedroom two overlooks the tranquil rear garden. The family shower room is contemporary in design and well-appointed, featuring a vanity wash hand basin and WC with a large shower cubicle.

Externally, the property boasts an independent driveway providing off-road parking for multiple vehicles, leading to the integral garage with an up-and-over door. A side walkway grants access to the low-maintenance rear garden, which is privately enclosed and predominantly paved, perfect for outdoor seating, with a small lawn area bordered by shingle.

For further information or to arrange a viewing, please do not hesitate to contact Austin Estate Agents.



Local Authority **Dorset Council**
Council Tax Band **C**
EPC Rating **C**



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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