



AUSTIN  ESTATE AGENTS

Chapel Lane

Upwey

Weymouth

Dorset

DT3 5NA

Offers Over £265,000

SUMMARY

- Three Double Bedrooms
- Kitchen / Dining Room
- Driveway
- Summerhouse / Workshop / Annex Potential
- Rear Garden
- Double Glazing
- Sought After Location In Upwey
- No Forward Chain
- Gas Central Heating





SUMMARY OF ACCOMMODATION

GROUND FLOOR

Entrance Hallway

Lounge 14' 9" x 11' 11" (4.50m x 3.64m)

Kitchen / Diner 18' 1" x 8' 9" (5.50m x 2.66m)

FIRST FLOOR

First Floor Landing

Bedroom One 11' 10" x 8' 11" (3.60m x 2.71m)

Bedroom Two 12' 0" x 9' 1" > 7' 3" to wardrobe (3.66m x 2.77m > 2.20m to wardrobe)

Bedroom Three 9' 3" x 9' 0" (2.82m x 2.75m)

OUTSIDE

Front Garden & Driveway

Rear Garden

Summerhouse / Annexe Potential

THE PROPERTY

Offered for sale is this semi-detached family home which enjoys good size accommodation throughout. Additional benefits include gas central heating, double glazing and being offered for sale with no onward chain.

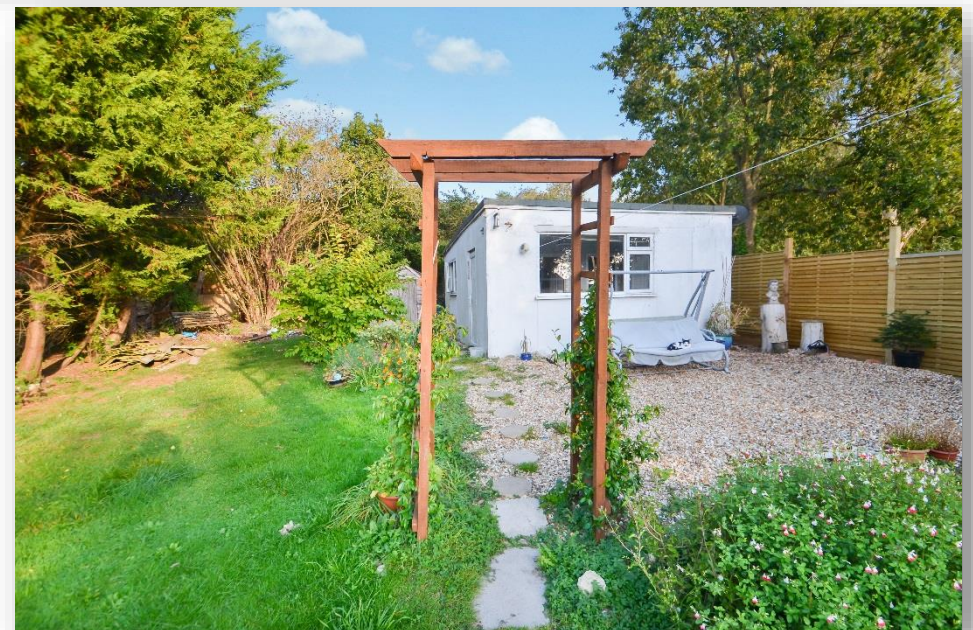
On the ground floor, the entrance hallway has stairs to the first floor and a door to the lounge. The lounge enjoys a large front aspect window with a feature fireplace with space for a woodburning stove. At the rear a stable door leads to an inner lobby with a useful understairs storage cupboard and an archway to the kitchen / diner. The kitchen / diner spans the width of the property and is fitted with a range of eye level and base units and colour coordinated worktop surfaces, a double glazed window overlooks the rear garden with a double glazed door giving access to the garden.

The first floor offers three good size bedrooms and a family bathroom incorporating a low-level WC, wash hand basin inset into a vanity unit, panelled bath and a separate shower cubicle.

Externally, the property is positioned on a good size plot, with an independent gravelled driveway providing off road parking for several vehicles. The rear garden is predominately laid to lawn with a patio adjacent the property. At the rear of the garden is a summerhouse / workshop, which offers potential for annexe accommodation.

The property is situated in Upwey, a popular area where local shops and amenities are a short drive away, bus routes to surrounding areas are close by.

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



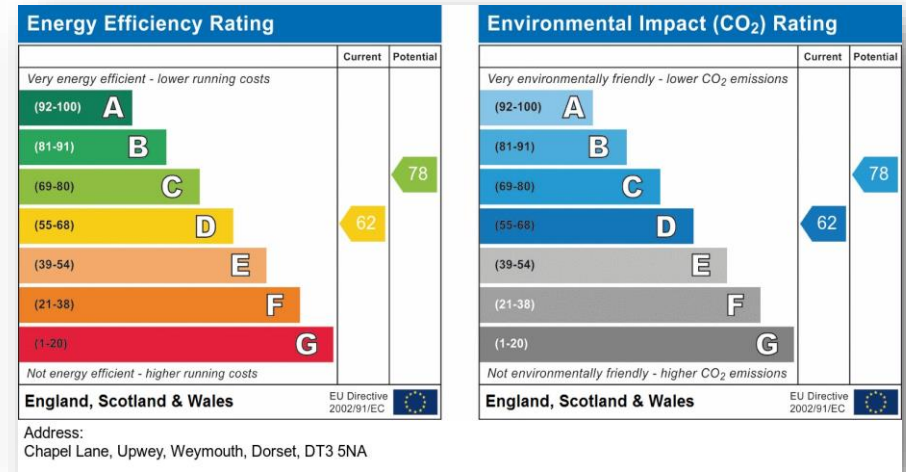
FLOORPLAN:



LOCATION:



EPC:



Austin Estate Agents 115 Dorchester Road, Weymouth, Dorset, DT4 7JY Phone: 01305 858470 www.austinpropertyservices.co.uk

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.