



AUSTIN 
ESTATE AGENTS

Kings Road

Radipole

Weymouth

Dorset

DT3 5ES

Offers over £280,000

SUMMARY

- **Semi Detached Family Home**
- **Some Cosmetic Updating Required**
- **Extended to the Rear on the Ground Floor**
- **Three Bedrooms**
- **Two Reception Rooms**
- **First Floor Shower Room & Ground Floor WC**
- **Recently Installed Gas Central Heating System**
- **Double Glazing**
- **Front & Rear Gardens**
- **No Onward Chain**





SUMMARY OF ACCOMMODATION

GROUND FLOOR

Entrance Porch

Entrance Hallway

Lounge 14' 5" max x 11' 10" (4.40m max x 3.60m)

Dining Room 12' 2" x 11' 5" (3.70m x 3.48m)

Kitchen 8' 2" x 5' 9" (2.50m x 1.75m)

Utility Room 11' 1" x 8' 2" max (3.39m x 2.50m max)
Irregular Shaped Room

Ground Floor Cloakroom

FIRST FLOOR

First Floor Landing

Bedroom One 14' 5" max x 12' 2" (4.40m max x 3.70m)

Bedroom Two 12' 2" x 8' 6" (3.70m x 2.60m)

Bedroom Three 8' 2" x 7' 7" (2.50m x 2.30m)

Shower Room 5' 1" x 5' 11" (1.55m x 1.80m)

OUTSIDE

Front Garden

Rear Garden

Outbuilding

THE PROPERTY

We are delighted to present the market, with no onward chain, a wonderful semi detached house that has been in the family for a very long time. The property has been extended to the rear and offers good quality double glazing, a recently installed gas central heating system, three bedrooms, two reception rooms, kitchen, utility room, ground floor cloakroom and modern shower room as well as front and rear gardens. This family home would benefit from some cosmetic updating, which has been reflected in the asking price, but offers a tremendous opportunity to a perspective purchaser to make this their forever home.

An entrance porch gives access to the reception hallway housing stairs ascending to the first floor, a useful storage cupboard and doors to the two reception rooms. The lounge, situated to the front of the property, enjoys a large double glazed bay window providing good natural light with a gas fireplace to the centre of the room. The dining room is well proportioned with a double glazed window overlooking the rear garden, a gas fireplace and a door to the side leading to the kitchen. The kitchen is fitted with range of storage units with space for domestic appliances. The utility room naturally flows from the kitchen area and is a spacious area. From here the ground floor cloakroom and rear garden can be accessed.

The first floor landing is a good size and hosts doors to all first floor rooms. Bedroom one is situated to the front of the property with a large double glazed bay window providing good natural light. Bedrooms two and three are situated to the rear of the property and have the added advantage of overlooking the rear garden. The modern shower room, situated to the front of the property, comprises a large shower cubicle with glass screen, low-level WC and pedestal wash hand basin with an opaque double glazed window to the front.

Externally, an enclosed, low maintenance, front garden provides access to the entrance porch as well as the side of the house leading to the rear garden. The garden has a raised patio area adjacent to the house with steps down the remainder of the garden. There is a large corrugated workshop in the garden, which in the past has had versatile use.

This family home is situated within close proximity of local shops and amenities, including Radipole Park Gardens, Radipole Nature Reserve, a well regarded primary school and bus routes to surrounding areas. Weymouth Town Centre and Weymouth Railway Station are approximately half a mile away.

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





FLOORPLAN:



LOCATION:



EPC:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

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.