



Dorchester Road

Weymouth | Dorset



AVENUE  
sales & lettings

# Dorchester Road, Weymouth, Dorset DT4 7JY



## Accommodation

Entrance into the building is via a front aspect double glazed composite door leading into a well-presented communal hallway with stairs rising to all floors. The building has three flats in total and comes with a share of the freehold. Flat 2 is located on the first floor, entrance into the flat is via a wooden door leading into the hallway. The hallway is a generous size with a side aspect double glazed window, shelving for storage and a wall mounted radiator. Doors off the hallway lead through to all principle rooms. The lounge offers an abundance of space with a large front aspect double glazed window to allow lots of natural light to flow through, feature fireplace and a wall mounted radiator. A door off the lounge leads through to the kitchen offering a front aspect double glazed window, wall mounted radiator, wall mounted combi gas boiler, eye and base level units with work surfaces over, single sink unit with drainer, appliances are included, including a freestanding electric cooker with a wall mounted extractor fan over, washing machine and fridge/freezer.

Bedroom one is a good sized double with a rear aspect double glazed window, fitted wardrobes and a wall mounted radiator. Bedroom two is another good sized double with a rear aspect double glazed window, fitted wardrobes and furniture, wall mounted radiator and a built in storage cupboard above the door. The modern bathroom offers a panel enclosed bath with a wall mounted mixer shower system over and attached shower screen, low level WC, vanity wash hand basin, wall mounted towel rail heater and extractor fan. The property offers character features throughout including high ceilings, creating a good amount of space throughout.



## Location

The property is located on Lodmoor Hill, with local amenities on the doorstep including a Tesco's Metro, public house, launderette, fast food takeaways and a post office. There are other big supermarkets close by, regular bus service to Weymouth & Dorchester, walking distance to Weymouth College, St. John's Primary School and the Lodmoor Country Park.

- Two Double Bedrooms
- No Onward Chain
- Share of The Freehold
- Ideal First Time Buy/Investment
- First Floor Apartment

**Avenue Sales & Lettings Ltd**

4 Hope Street, Weymouth, Dorset, DT4 8TR

[www.avenuesalesandlettings.co.uk](http://www.avenuesalesandlettings.co.uk)

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## Directions

From our office in Hope Square go through the Square towards the harbour and turn left so the harbour in on your right hand-side. At the top of this road turn right and head over the Town Bridge. Follow the road as it bears to the right, straight over at the next junction and then left onto East Street. This road will lead you onto The Esplanade, turn left and follow the road to the traffic lights at the Jubilee Clock. Straight over at the lights and bear left when you reach St Johns Church onto Dorchester Road. Follow the road until you reach the Hotel Rembrant and the property can be found shortly after on the left hand side.

## Rating Authority

Dorset (Weymouth & Portland) Council. Council Tax Band A.

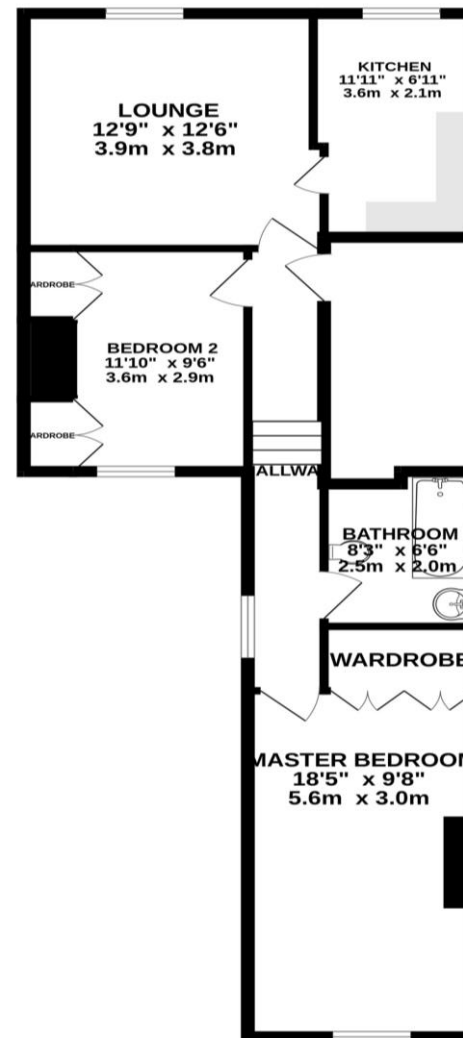
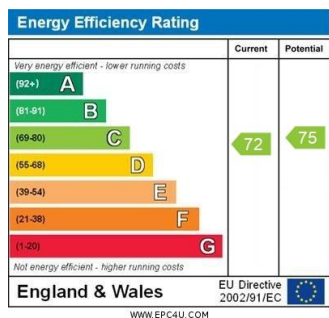
## Services

Gas central heating. Mains electric & drainage.

## Viewing Arrangements

Strictly by appointment through Avenue Sales & Lettings.

Telephone 01305 830022 or email [info@avenuesalesandlettings.co.uk](mailto:info@avenuesalesandlettings.co.uk)



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.