



Ferndale Road | Lodmoor | Weymouth | DT4 7QZ

Offers Over £220,000

BEAUMONT  JONES

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We are delighted to offer a well-presented two double bedroom period terraced house within the popular location of Lodmoor. Just moments away from local amenities, The Lodmoor Country Park and well-regarded schools, this property would make an excellent first time purchase. The property boasts a beautiful and cosy living room, generous sized kitchen/diner, downstairs shower room, two double bedrooms with the master benefitting built-in wardrobes and a bay window. Outside offers a courtyard laid to decking with gated rear access. Viewing is highly recommended to be appreciated.

- Two Double Bedroom Period Terraced House
- Beautiful & Cosy Living Room
- Courtyard & Gated Rear Access
- Located Within The Popular Location of Lodmoor
- Well-Presented Throughout
- Generous Sized Kitchen/Diner
- Downstairs Shower Room
- Perfect First Time Purchase

Full Description

Entrance into this well-presented home is via a front aspect double glazed door leading into a small vestibule with a wooden glazed door leading into a beautiful and cosy living room offering two front aspect double glazed windows and a feature fireplace. A door leads through to an inner hall with centre stairs leading to the first floor and a further door leads through to the generous sized kitchen/diner. This is the hub of the home offering a great entertaining space including plenty of space



This well-presented period terrace is located within the popular location of Lodmoor, moments away from local amenities, The Lodmoor Country Park and well-regarded schools.



for a large dining table and chairs, built-in under stairs storage cupboard and a rear aspect double glazed door leads out onto the courtyard. The dining area opens into a spacious and modern style fitted kitchen comprising eye and base level units with work surfaces over, integral oven with inset four ring electric hob and extractor hood over, space and plumbing for a washing machine, slimline dishwasher and fridge/freezer, wall mounted gas boiler, rear aspect double glazed window and a door leads through to the shower room. This modern suite comprises a shower cubicle with a wall mounted shower system, low level WC, wash hand basin, wall mounted towel rail heater, tiled flooring and a side aspect double glazed window.



The first floor offers a split-level landing with doors leading through to the two double bedrooms. The master bedroom is a generous sized double boasting a front aspect double glazed bay window and built-in wardrobes. Bedroom two is a further double offering a rear aspect double glazed window.



Outside offers an enclosed courtyard laid to decking with gated rear access.



The property sits within a popular residential road in Lodmoor, one of the most desirable locations to live in within Weymouth. The property is ideally situated close to local amenities, supermarkets,





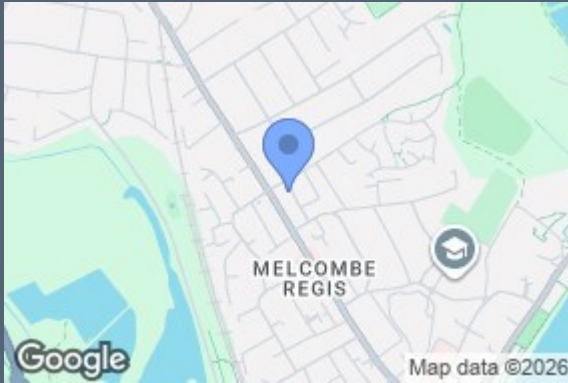
doctors surgery and is within the Radipole Primary, St. John's Primary and Wey Valley Academy catchment area. The Lodmoor Country Park is just a short stroll away with paths leading to Overcombe, Greenhill beach and gardens. There is a regular bus service close by, serving Weymouth & Dorchester.

Rating Authority: - Dorset (Weymouth & Portland) Council. Council Tax Band B. Services: - Gas central heating. Mains electric & drainage.

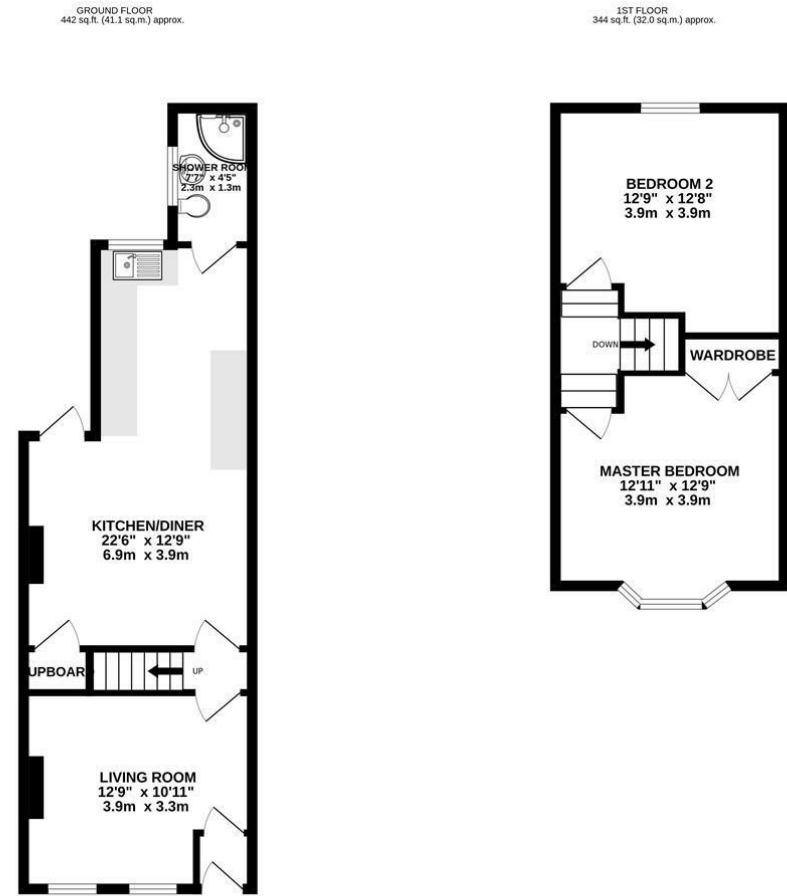
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Generous sized kitchen/diner and a cosy living room, this would make an excellent first time purchase.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



TOTAL FLOOR AREA: 786 sq.ft. (73.1 sq.m.) approx.

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 by any prospective purchaser. 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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We value more than your property