



Larkspur Close

Lodmoor, Weymouth DT4 7UB

- Staggered Terraced House
- Spacious Lounge
- Family Bathroom
- Pleasant Gardens to the Front & Rear
- Close To Local Shops & Amenities in Lodmoor
- Two Bedrooms
- Fitted Kitchen / Diner
- Double Glazing & Gas Central Heating
- Two Allocated Parking Spaces
- No Onward Chain

£230,000 Freehold



SUMMARY OF ACCOMMODATION

GROUND FLOOR

Lounge

12'7" max x 14'11" max

Kitchen / Diner

12'10" x 8'2"

FIRST FLOOR

First Floor Landing

Bedroom One

9'4" plus recess x 11'7"

Bedroom Two

6'6" x 11'9"

Bathroom

5'8" x 8' plus recess

OUTSIDE

Front Garden

Rear Garden

Two Allocated Parking Spaces



We are delighted to offer for sale this lovely staggered two-bedroom home, situated in the sought-after Lodmoor area, close to the beautiful Lodmoor Country Park. The property has been tastefully decorated throughout and benefits from newly fitted carpets, quality double glazing, and a modern central heating boiler, making it an ideal first-time buy, investment, or downsizing opportunity.

An entrance door leads into a spacious lounge featuring stairs ascending to the first floor and a large double-glazed window to the front, allowing an abundance of natural light to fill the room. A door leads through to the kitchen/diner. The kitchen/diner is situated to the rear of the property and is fitted with a range of wall and base units with colour co-ordinated worktop surfaces, integral hob, oven and extractor fan. There is ample space for additional domestic appliances. A double-glazed window and double-glazed patio doors overlook and provide access to the rear garden, creating a bright and practical space for dining and entertaining.

To the first floor, the landing provides access to all rooms. Bedroom One is situated to the front of the property and benefits from a double-glazed window overlooking the front garden, enjoying plenty of natural light. Bedroom Two is also a good-sized room with a double-glazed window overlooking the rear garden. The bathroom comprises a low-level WC, pedestal wash hand basin, panelled bath, and double-glazed rear window.

Externally, the property benefits from two private allocated parking spaces. The gardens to the front and rear are level and mainly laid to lawn, offering a pleasant outdoor space to relax and enjoy.

The property is conveniently located close to local amenities, transport links, and delightful walks through Lodmoor Country Park, making it an excellent choice for a variety of buyers.

Early viewing is highly recommended.



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

Approx Gross Internal Area
56 sq m / 598 sq ft



Ground Floor
Approx 28 sq m / 299 sq ft

First Floor
Approx 28 sq m / 299 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.