



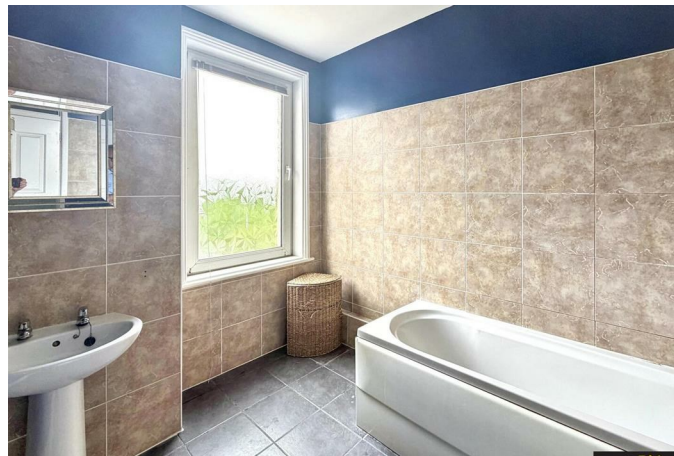
## Victoria Road

Wyke Regis, Weymouth DT4 9AA

- Period Terraced Home
- Light & Airy Lounge with Separate Dining Room
- Spacious First Floor Bathroom & Separate WC
  - Front Garden
- Close to Local Shops & Amenities of Wyke Regis
- Two Double Bedrooms
- Modern Fitted Kitchen
- Double Glazing & Gas Central Heating
- Rear Garden with Sun Room
- No Onward Chain

**£220,000 Freehold**





## SUMMARY OF ACCOMMODATION

### GROUND FLOOR

Entrance Lobby

Entrance Hallway

Lounge

12 plus bay x 11'8

Dining Room

12 x 9'4 max

Kitchen

11'8 x 7'9

Outer Porch

### FIRST FLOOR

First Floor Landing

Bedroom One

15'4 max x 11 plus bay

Bedroom Two

12'1 x 9'4 max

Bathroom

WC

### OUTSIDE

Front Garden

Rear Garden

Sun Room

Offered for sale with no onward chain, this spacious period terraced home presents an excellent opportunity for first-time buyers, families and investors alike. Conveniently situated in the ever-popular residential area of Wyke Regis, the property enjoys easy access to a wide range of local amenities including shops, schools, doctors' surgeries, dentists, public houses and regular bus services connecting to Weymouth town centre and surrounding areas. The accommodation is well proportioned with gas central heating and double glazing throughout and retains the generous room sizes often associated with period properties.

An entrance door leads into a spacious reception hallway, setting the tone for the accommodation beyond. To the front of the property is a comfortable lounge featuring a large double-glazed bay window, whilst a separate dining room provides excellent versatility and could easily be utilised as a third bedroom, home office or playroom, depending upon a purchaser's requirements. The ground floor is completed by a modern fitted kitchen with access to the rear lobby and garden beyond.

To the first floor, a generous landing leads to two spacious double bedrooms. The principal bedroom spans the full width of the property and benefits from a large double-glazed bay window, creating a bright and airy living space. A further double bedroom is situated to the rear, together with a

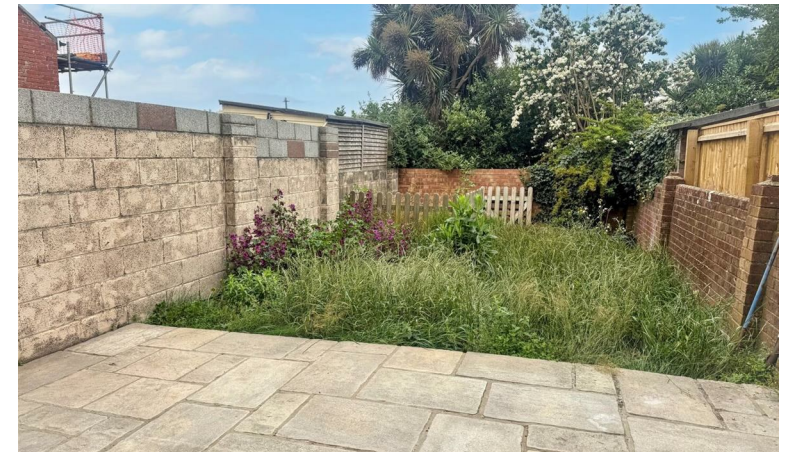
spacious modern family bathroom.

Outside, the rear garden enjoys a southerly aspect with a large patio area ideal for outdoor entertaining. The remainder is laid to lawn, providing an attractive and manageable outdoor space.

Whilst some buyers may wish to undertake a degree of cosmetic updating to reflect their own tastes and style, the property offers tremendous potential and represents excellent value for money given its generous proportions, sought-after location and flexible accommodation.

Early viewing is strongly recommended to fully appreciate the size, potential and convenient position of this charming period home.

For further information, or to make an appointment to view this property. Please call the team at Austin Estate Agents.



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



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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.