Instinct Guides You



St. Georges Avenue, Weymouth
£350,000

- St Georges Avenue
- Moments From Greenhill
- Two Bedrooms
- Garage & Driveway
- No Onward Chain
- Popular Residential Location
- Close To Amenities
- Level Walk To Town







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The Property Ombudsman

Offered for sale with no onward chain, this two bedroom detached bungalow is situated in the highly sought-after residential area of Lodmoor, Weymouth, enjoying a particularly convenient location within easy reach of Greenhill Gardens and the beach at Greenhill, which provides a pleasant level walk along the seafront towards Weymouth town centre and harbour. The property is also well positioned for local amenities, bus routes and nearby nature reserves. Further benefits include a spacious lounge, fitted kitchen, two bedrooms, shower room, off-road parking and an enclosed rear garden.

The accommodation is approached via the front entrance, opening into a hallway which provides access to the principal rooms.

The lounge is a particularly generous reception room, enjoying a large window overlooking the front garden and providing plenty of natural light. A feature fireplace creates a focal point, whilst the proportions allow ample space for comfortable seating and additional furniture.

The kitchen is positioned towards the rear of the property and is fitted with a range of wood-effect wall and base units, complemented by work surfaces and tiled splashbacks. There is space for appliances, along with windows providing natural light and an outlook towards the garden.

Both bedrooms are accessed from the hallway, with bedroom one being a particularly spacious double room enjoying windows to two aspects. Bedroom two is another well-proportioned room, suitable for use as a bedroom, guest room or study.

The shower room is fitted with a shower enclosure, wash hand basin and WC, with a window providing natural light and ventilation.

Externally, the property benefits from an enclosed rear garden, predominantly laid to paving with an area of lawn, offering a manageable outdoor space with room for seating and gardening. To the front, there is an additional garden area together with off-road parking.







Room Dimensions

Lounge/Diner 22’6" x 9’8" (6.86 x 2.97)

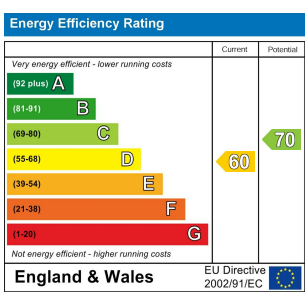
Kitchen 12’0" x 7’10" (3.67 x 2.39)

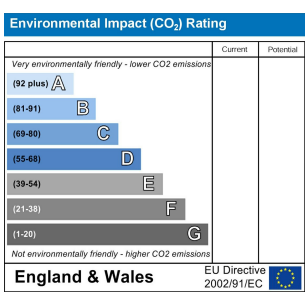
Bedroom One 12’9" x 11’1" (3.89 x 3.39)

Bedroom Two 10’1" x 8’11" (3.08 x 2.73)

Garage 15’2" x 7’5" (4.63 x 2.27)







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