

Campion Close | Lodmoor | Weymouth | DT4 7UE

**£250,000**

BEAUMONT JONES

# Campion Close | Lodmoor
# Weymouth | DT4 7UE
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We are delighted to bring to the market this two bedroom end of terrace house set in the popular residential location of Lodmoor. Well suited for first time buyers, a downsize or as a buy to let. Offering spacious accommodation including living room, kitchen/diner, sun room with double doors opening onto the rear garden, two bedrooms and bathroom. Outside offers off-road parking to the side of the property, low maintenance front garden and a private rear garden. A viewing is highly recommended to be appreciated.

- Popular Lodmoor Location (Moments from Lodmoor Country Park)
- Two Bedroom End of Terrace House
- Good Sized Rear Garden with Rear Access
- Quiet Residential Location with Access Nearby to the RSPB Nature Reserve
- Perfect First Time Purchase
- Offered with No Forward Chain

## Full Description

Accommodation

Entrance to the property is via the front door opening into a porch with further door opening into the living room. This room offers plenty of space for furniture with a focal electric fireplace and light front and side aspect windows. From here a door leads through to the kitchen/diner, the kitchen is a good size with wall and base units for storage, space for a fridge/freezer and space and plumbing for washing machine. Plenty of work surface around, integrated eye level built-in oven, gas hob with extractor hood over. Integral double glazed window and double glazed sliding doors open into the sunroom. The sunroom is a generous size with multi aspect double glazed windows around, double glazed double doors open onto the rear garden.

From the living room, stairs rise to the first floor landing with a useful airing cupboard and access to the remaining accommodation. Bedroom one is a







This spacious two bedroom end of terrace house is located in the popular location of Lodmoor.












good sized double bedroom with built-in double wardrobe and front aspect window. Bedroom two is a double bedroom with a rear aspect window offering views over the garden and space for bedroom furniture. The bathroom offers a bath with wall mounted mixer shower over, low level WC, wash hand basin and a side aspect double glazed window.

Outside

To the front of the property is a low maintenance garden, mostly stone to shingle with pathway leading to the front door. To the side of the property there is an allocated parking space as well as additional visitors spaces on a first come first serve basis. The rear garden is a good size and fully enclosed, accessed from the sun room, there is a patio area abutting the property with a step down to the low maintenance rear garden. The garden is mainly laid to stone shingle offering different sections for seated furniture, hard standing for a shed and rear access leading to the parking area.

Location

The property sits within the popular residential area of Lodmoor, which is ideally situated close to local amenities, supermarkets and doctors' surgery. The Lodmoor Country Park is just moments away with a path leading to Greenhill beach and gardens, as well as easy access to the RSPB Nature Reserve & Weymouth Rugby club. There is easy access into Weymouth town centre here.

Rating Authority: - Dorset (Weymouth & Portland) Council. Currently Business Rates, previously Council Tax Band B.

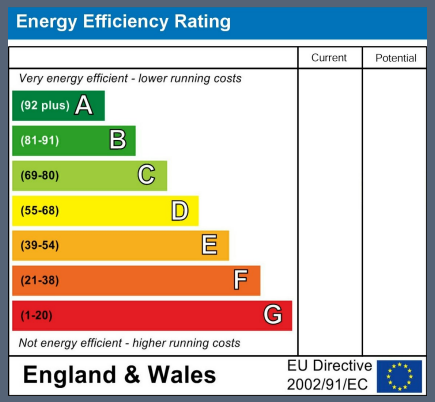
Services: - Gas central heating. Mains electric & drainage.

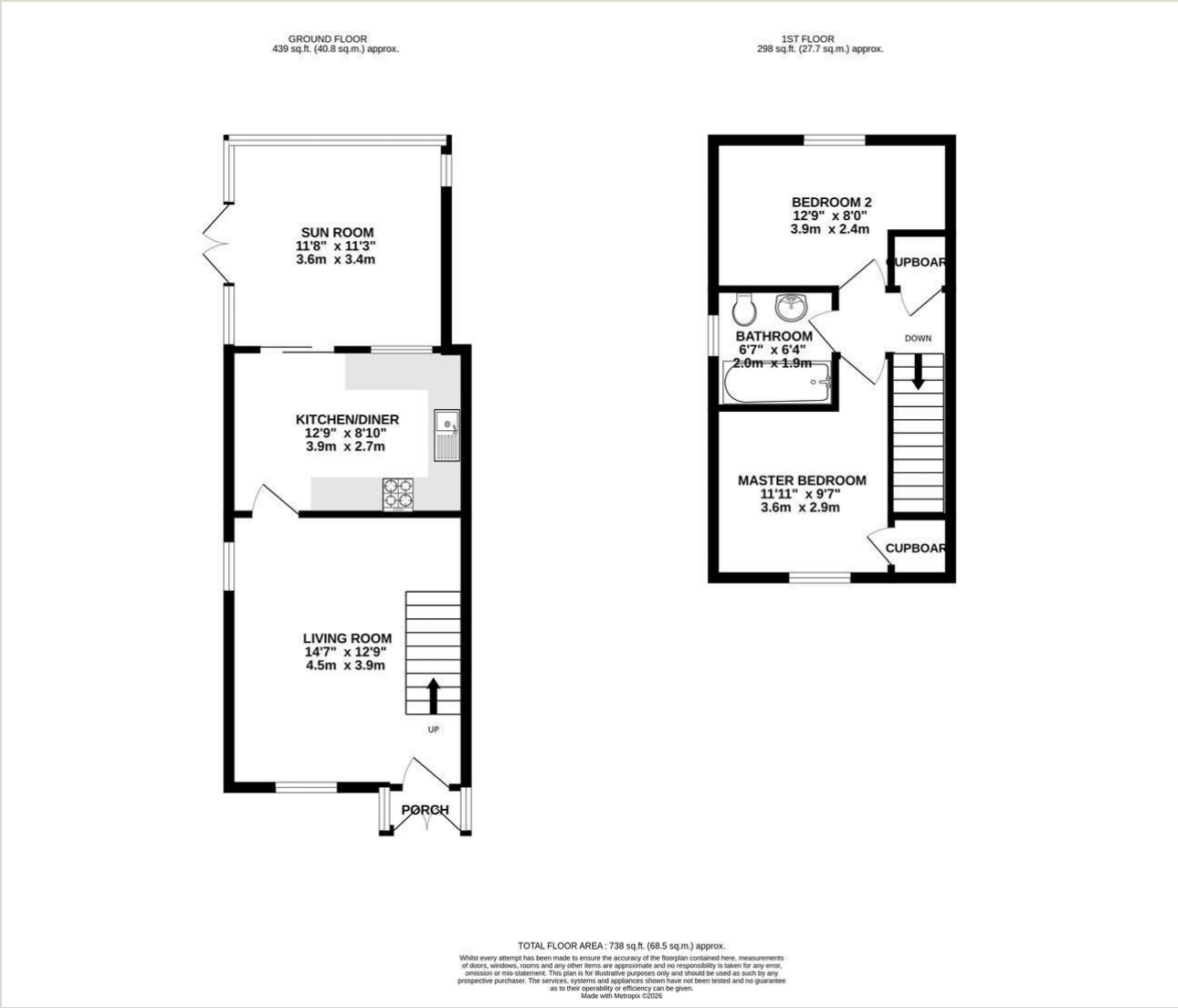
Agents Notes- EPC TO FOLLOW.

Disclaimer: - Beaumont Jones and their clients have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs, plans and measurements are for guidance only and are not necessarily comprehensive. It should be assumed that the property has all necessary Planning, Building Regulations or other consents, and Beaumont Jones have not tested any services, equipment or facilities.

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We value more than your property