



**Alexandra Road , Dorset, DT4 7QH**  
Asking Price Of £175,000 Freehold

  
**MARTIN&CO**

- Character Cottage
- End of Terrace
- Lodmoor
- Close to Shop & Amenities
- One Double Bedroom
- Ideal Home or Investment



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 90 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 56 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

The graph shows this property's current and potential energy rating.



This charming end-terrace character cottage is ideally positioned in the ever-popular Lodmoor area, just a short stroll from Weymouth's award-winning beach, as well as a range of local shops and amenities.

The property is accessed via a front door leading into a welcoming entrance hall, with stairs rising to the first floor and a door opening into the lounge. The lounge is a bright and inviting space, featuring a deep front aspect window that allows for plenty of natural light, along with a feature fireplace that adds to the cottage's character and charm. The property has also been recently redecorated throughout to a lovely standard.

A door from the lounge leads through to the kitchen, which is fitted with a range of base units and offers space for a cooker. From here, there is access to a useful understairs storage area, complete with power and space for white goods. The kitchen also provides access to the rear courtyard.

Externally, the property benefits from a small enclosed

courtyard garden, offering a private outdoor space ideal for a drying area or for placing a small patio table and chairs-perfect for enjoying warmer days.

To the first floor, the property offers a well-proportioned double bedroom with a deep window and a built-in storage cupboard. The shower room is fitted with a modern suite and includes a side aspect window, along with a cupboard housing the boiler.

Offered for sale with no onward chain, this delightful cottage would make an ideal first-time purchase, investment opportunity, or seaside retreat. Early viewing is highly advised to fully appreciate all that this property has to offer.

LOUNGE 12' 9" x 11' 3" (3.89m x 3.43m)

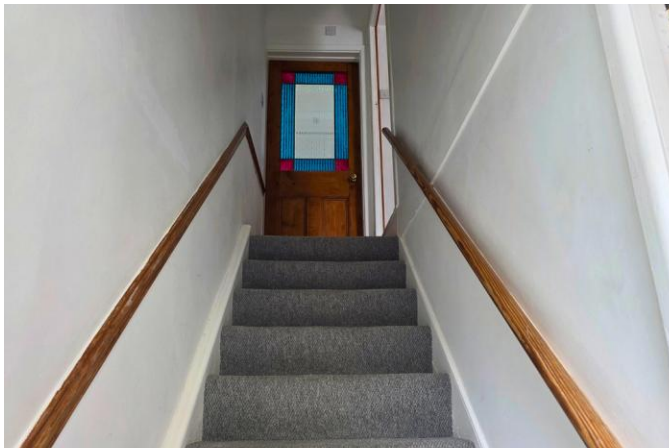
KITCHEN 8' x 6' 3" (2.44m x 1.91m)

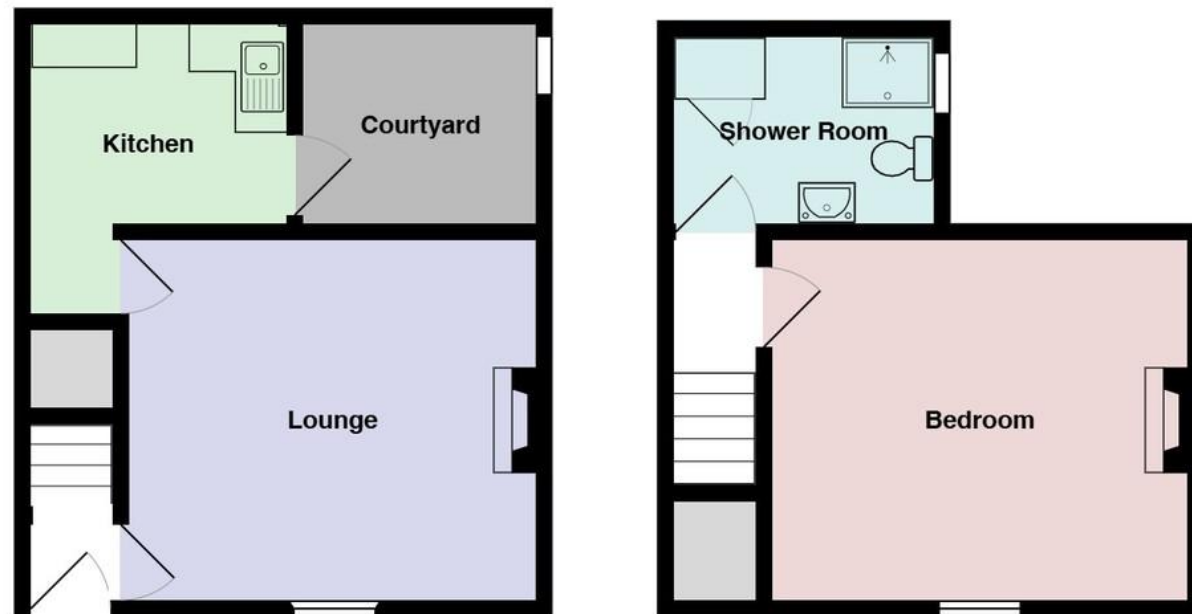
BEDROOM 13' x 11' 3" (3.96m x 3.43m)

SHOWER ROOM

COURTYARD







All measurements are approximate and for display purposes only

## Martin & Co Weymouth

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