





## Alexandra Road

Charlestown

Weymouth

Weymouth

DT4 9TL

**Offers in Excess of £265,000**

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### SUMMARY

- End of Terrace Home
- Three Bedrooms
- Freshly Decorated with New Carpets
- Generously Sized Lounge
- Spacious Kitchen / Diner
- Family Bathroom
- Gas Central Heating & Double Glazing
- Front & Rear Gardens
- Driveway & Integral Garage
- No Onward Chain







## SUMMARY OF ACCOMMODATION

### GROUND FLOOR

#### Entrance Hallway

**Lounge** 11' 6" max x 17' 8" max (3.51m max x 5.39m max)

**Kitchen Area** 8' 11" x 10' 2" (2.72m x 3.09m)

**Dining Area** 9' 3" x 8' 11" (2.82m x 2.72m)

### FIRST FLOOR

#### First Floor Landing

**Bedroom One** 9' 7" plus recess x 13' 1" (2.91m plus recess x 3.98m)

**Bedroom Two** 9' 7" plus recess x 10' 6" (2.92m plus recess x 3.19m)

**Bedroom Three** 7' 10" x 7' 5" (2.38m x 2.26m)

**Bathroom** 8' 2" x 5' 5" (2.50m x 1.65m)

### OUTSIDE

#### Front Garden

#### Rear Garden

#### Driveway & Integral Garage



## THE PROPERTY

We are delighted to present the market this wonderful home that has the added advantage of being extended, providing a wonderful kitchen space. The property has been freshly decorated with new carpets and is being sold with no onward chain. It offers good size accommodation, which includes a lounge, kitchen / diner, three bedrooms and family bathroom as well as double glazing and gas central heating. Outside this family home benefits from an independent driveway, integral garage and attractive gardens.

The entrance doorway leads into an inviting reception hallway with stairs ascending to the first floor and doors to all ground floor rooms. The lounge is situated to the front of the property with a large double glazed window giving the room an abundance of natural light with attractive views over the front garden. The kitchen diner is extremely spacious and fitted with a range of matching eye level and base units with colour co-ordinated worktop surfaces and ample space for kitchen appliances. A double glazed window and door overlooks and gives access to the rear garden. The first floor landing hosts doors to double storage cupboards, three bedrooms and family bathroom.

Bedroom one is situated to the rear of the property, this is a spacious room with a large double glazed window, providing excellent natural light and views over the rear garden. Bedrooms two and three are both well-proportioned rooms with double glazed windows overlooking the front garden. The bathroom is tastefully fitted with a modern suite comprising a vanity wash hand basin, low-level WC and panelled bath with complementary tiling to the walls and an opaque double glazed front aspect window.

Externally, an independent driveway provides off-road parking leading to an integral garage with an additional parking space to the front. The rear garden is very low maintenance being predominately laid to patio and artificial grass. There is access to the side leading to the front garden. The front garden offers a patio area adjacent to the property with the remainder laid to lawn.

This family home is located in Charlestown area of Weymouth. Local shops and amenities, including regular bus routes are close to hand along the Chickerell Road, as well as a well regarded secondary academy. The South West Coast Path is a short walk away providing beautiful scenic walks along this World Heritage coastline.

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

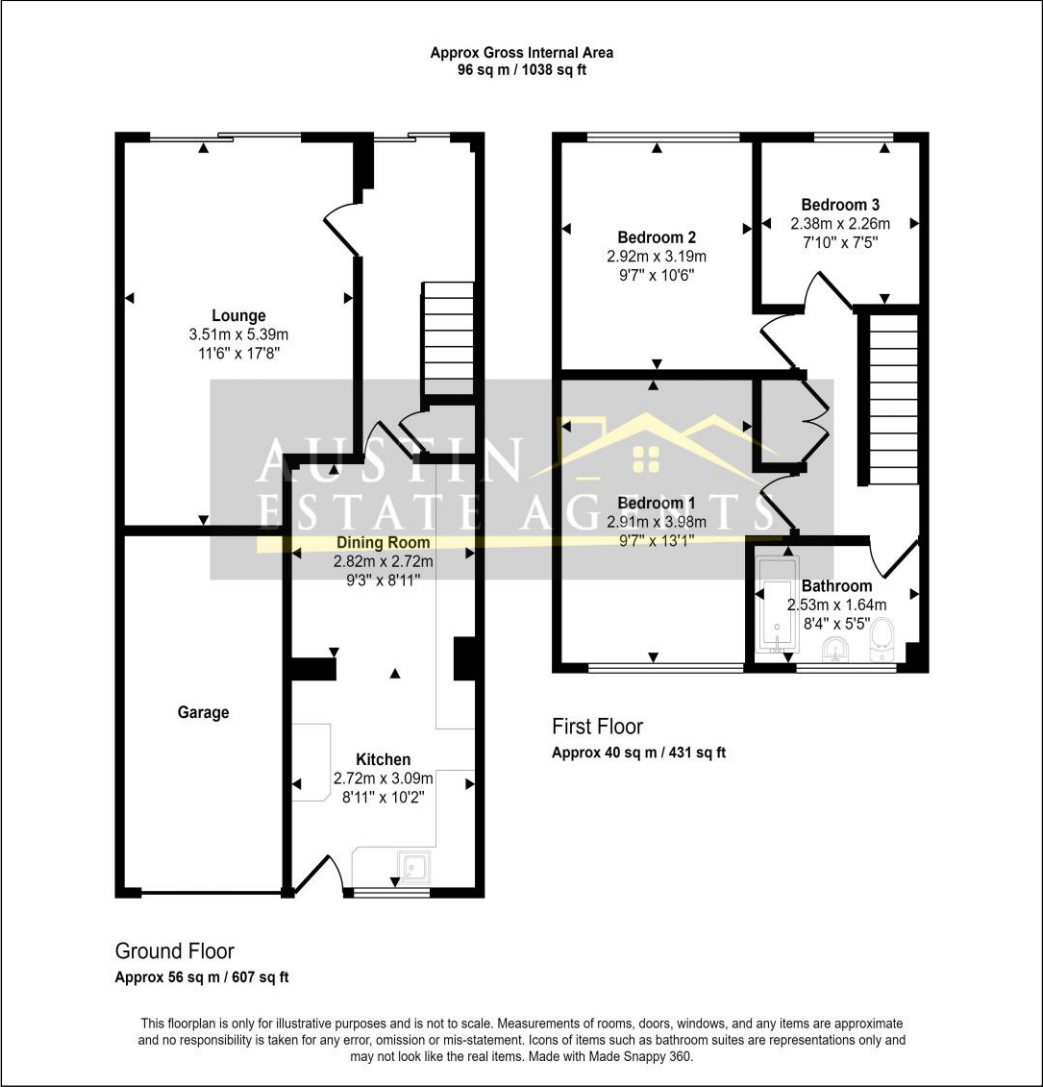




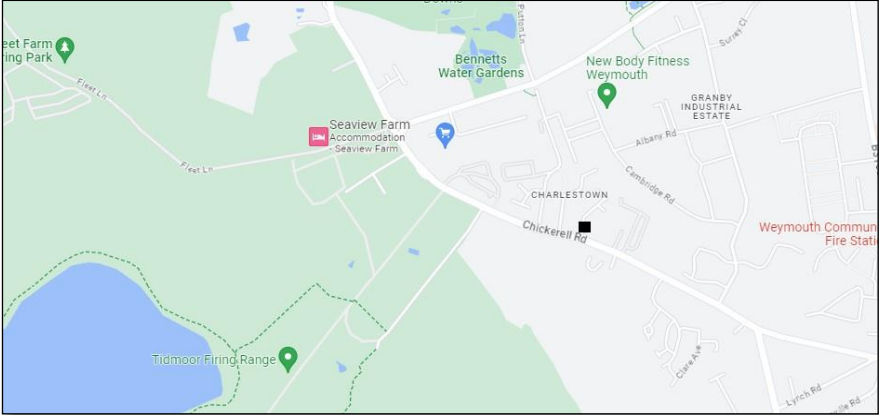




**FLOORPLAN:**



**LOCATION:**



**EPC:**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**COUNCIL TAX RATING: C**      **TENURE: Freehold**

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**MONEY LAUNDERING REGULATIONS 2003**  
intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

**THE PROPERTY MISDESCRIPTIONS ACT 1991**  
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order.