



AUSTIN   
ESTATE AGENTS

## Greenways

Portland

Dorset

DT5 2LF

£195,000

### SUMMARY

- Spacious Family Home
- Located on Portland
- Two Bedrooms
- Modern Fitted Kitchen
- Built-In Storage
- Separate WC
- Low Maintenance Rear Garden
- No Onward Chain
- Double Glazing
- Gas Central Heating





## SUMMARY OF ACCOMMODATION

### GROUND FLOOR

#### Entrance Porch

**Lounge / Diner** 12' 0" x 16' 5" max (3.67m x 5.00m max)

**Kitchen** 8' 11" x 13' 1" (2.72m x 4.00m)

### FIRST FLOOR

#### First Floor Landing

**Bedroom One** 16' 5" x 9' 0" (5.00m x 2.75m)

**Bedroom Two** 11' 10" x 7' 7" (3.60m x 2.30m)

**WC** 2' 7" x 5' 7" (0.80m x 1.70m)

**Bathroom** 5' 9" x 5' 9" max (1.75m x 1.75m max)

### OUTSIDE

#### Front Garden

#### Rear Garden

#### Off-Road Parking

## THE PROPERTY

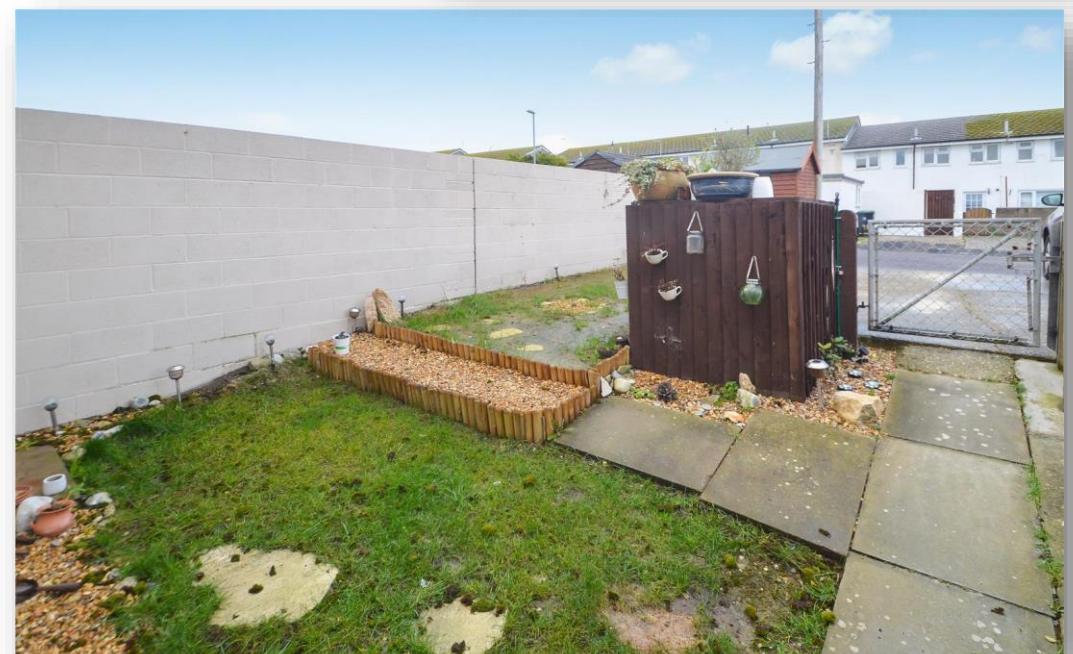
Austin Estate Agents are pleased to offer for sale this modern family home, presented to the market with no onward chain. The property benefits from a modern fitted kitchen, bathroom with separate WC, low maintenance gardens, double glazing and gas central heating.

An entrance door opens in to a porch with door leading into the spacious lounge / diner, spanning the whole width of the property. The room enjoys a large double-glazed window to the front providing plenty of natural light. There is a storage cupboard and a door to the rear leading to an internal hallway. The internal hallway has a storage space and stairs ascending to the first floor. A further door naturally flows into the kitchen which is stylishly fitted with a modern range of matching eye and base level units, colour co-ordinated worktop surfaces, integral electric oven and hob, extractor hood and complementary tiling. There is space for a fridge / freezer, plumbing for a washing machine and a double-glazed window overlooking the rear garden. A door to the side grants access to the rear garden.

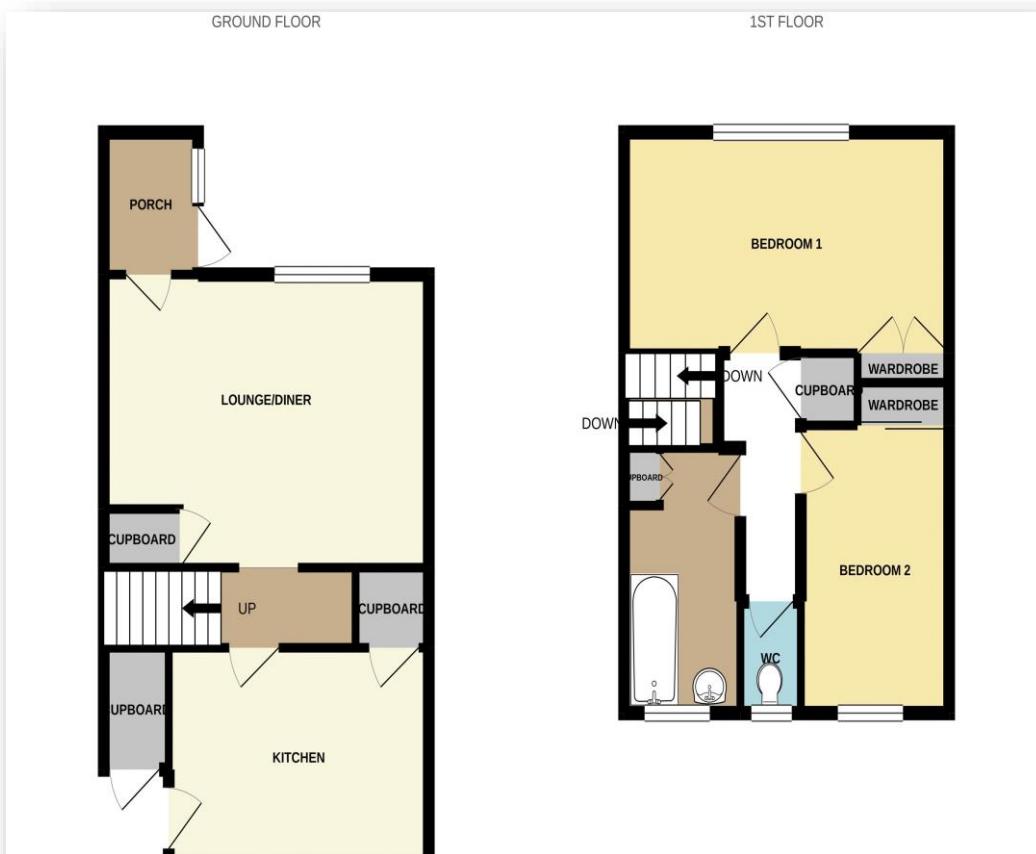
The first floor offers two spacious bedrooms and the family bathroom comprising a pedestal wash hand basin, storage cupboard and panelled bath. There is a separate WC which houses the low-level WC. Bedroom one is situated to the front of the property, boasting spacious accommodation, built-in double wardrobes and a double-glazed window to the front. Bedroom two is also a generous size, with built-in wardrobes and a double-glazed window to the rear overlooking the garden. The front garden is mainly laid to lawn with a pathway leading to the entrance door. The rear of the property boasts off-road parking with a gate granting access to the rear garden, which is mostly laid, with some areas of shingle.

Located on Portland, the property is close to Easton Square, offering an array of shops and amenities, as well as local bus routes to and from Weymouth. The property is a short walk away from the idyllic Church Ope Cove.

For more information, or to book an appointment to view this property, please contact Austin Estate Agents.

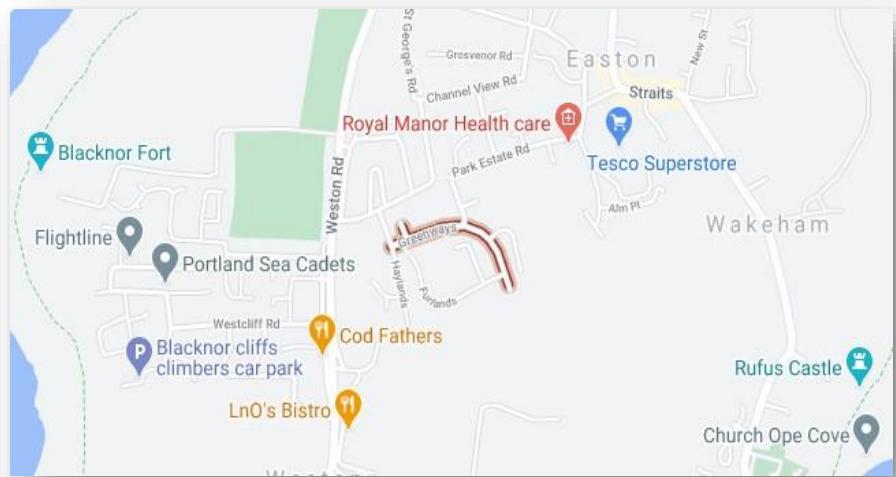


## FLOORPLAN:



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their working order can be given.  
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## LOCATION:



## EPC:

**Austin Estate Agents, 115 Dorchester Road, Weymouth, Dorset, DT4 7JY** | Phone: 01305 858470 | [www.austinpropertyservices.co.uk](http://www.austinpropertyservices.co.uk)

### 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.