



AUSTIN   
ESTATE AGENTS

## Grove Avenue

Lodmoor

Weymouth

Dorset

DT4 7RA

**Offers in Excess of £350,000**

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### SUMMARY

- Detached Family Home
- Light & Airy Accommodation Throughout
- Three Good Size Bedrooms
- Spacious Lounge
- Modern Kitchen / Dining Room
- Utility & Ground Floor Cloakroom
- Well Appointed Family Bathroom
- Gardens to the Front & Side
- Driveway & Garage
- No Onward Chain





## SUMMARY OF ACCOMMODATION

### GROUND FLOOR

**Entrance Hallway** 6' 8" max x 6' 10" max (2.04m max x 2.08m max)

**Lounge** 11' 11" x 18' 0" (3.63m x 5.49m)

**Dining Room** 9' 2" x 8' 2" (2.79m x 2.49m)

**Kitchen** 9' 2" x 9' 0" (2.79m x 2.75m)

**Utility Room** 6' 9" max x 10' 5" max (2.05m max x 3.18m max)

### WC

### FIRST FLOOR

#### First Floor Landing

**Bedroom One** 10' 0" x 9' 10" plus recess (3.06m x 2.99m plus recess)

**Bedroom Two** 9' 2" x 8' 0" (2.80m x 2.44m)

**Bedroom Three** 10' 0" max x 7' 7" max (3.06m max x 2.31m max)

### Bathroom

### OUTSIDE

#### Front Garden

#### Side Garden

#### Side Courtyard

#### Rear Passageway

#### Driveway

#### Detached Garage

## THE PROPERTY

We are delighted to present to the market this well presented, detached family home, which is offered for sale with no onward chain. The property boasts light and accommodation throughout, which includes a spacious lounge, modern kitchen / dining room, utility room, newly fitted ground floor cloakroom, three bedrooms and a family bathroom. Situated on a corner plot within the sought after residential location of Lodmoor, the property enjoys an enclosed front garden, a side garden, an additional courtyard area, independent driveway and garage.

From the inviting entrance hallway, stairs ascend to the first floor and doors give access to the lounge and dining area. The spacious lounge runs the length of the property and features a gas effect stove fireplace with dual aspect natural light with a double glazed window to the front and side aspect French doors, which open onto a courtyard area. The dining area also benefits from dual aspect natural light from a double glazed front aspect window and French doors to the side garden. This part of the room naturally flows into the kitchen area, which houses an extensive selection of modern eye level and base units, further enhanced by a range of integral appliances including a four ring gas hob, electric oven, fridge, freezer and dishwasher. A door at the rear leads to a utility room with further storage cupboards and plumbing for a washing machine. From this room the ground floor cloakroom and outside area can be accessed.

On the first floor the galleried landing area hosts doors to all first floor rooms, and unusually for a landing offers dual aspect natural light. All three bedrooms are a good size with useful fitted storage. The modern bathroom is well appointed, comprising of an independent shower cubicle, panelled bath, vanity wash hand basin and WC with further matching storage cupboards and complementary tiling to the walls.

Externally, being situated on a corner plot, the property enjoys garden areas to three sides. The enclosed front garden is a pleasant, easy to maintain area predominately laid to shingle with specimen planting and pathways to the front door and side gardens. Accessed from the dining room, the side garden is mainly laid to lawn with attractively planted borders with a patio adjacent to the property. The sunny courtyard garden features hardstanding and patio area with a personal door to the garage. Finally to the side of the property and gardens is an independent driveway leading to a detached garage, with power laid.

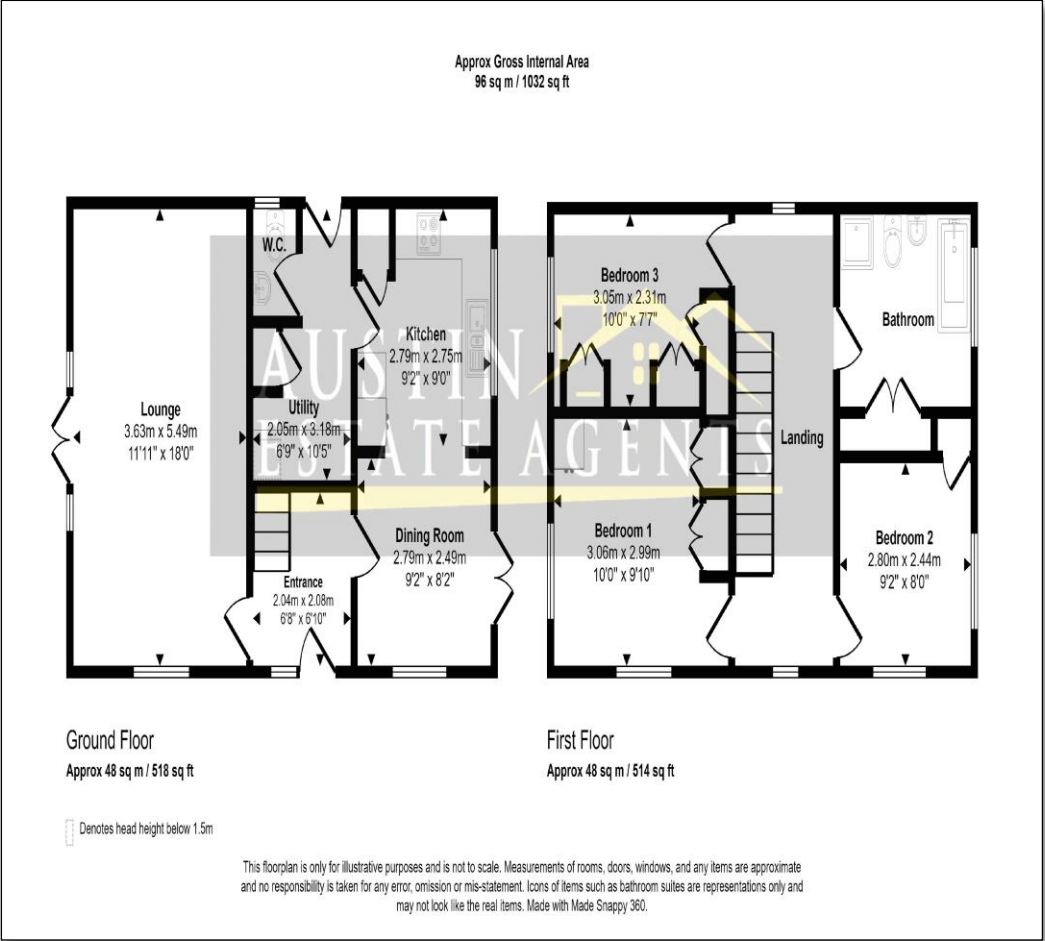
This spacious family home is situated in the popular residential location of Lodmoor, just a short distance from local shops and amenities, including a doctors' surgery and bus routes to surrounding areas. It is ideally situated for Lodmoor Country Park, which offers many organised community events throughout the year. Weymouth relief road is a short drive away providing access to neighbouring towns and villages.

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

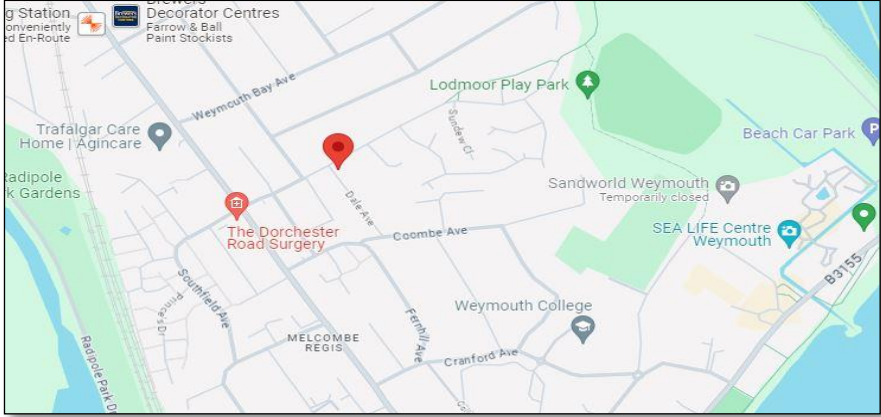




FLOORPLAN:



LOCATION:



EPC:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX RATING: D      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.