



AUSTIN  ESTATE AGENTS

Windsor Road

Broadway

Weymouth

Dorset

DT3 5PQ

£250,000

SUMMARY

- Semi Detached Family Home
- Well Presented Throughout
- Three Double Bedrooms
- Modern Fitted Kitchen
- Spacious Lounge / Diner
- Good Sized Bathroom
- Front Driveway
- Rear Garden
- Integral Garage
- Sought After Location





SUMMARY OF ACCOMMODATION

GROUND FLOOR

Entrance Porch 9' 4" x 5' 7" (2.84m x 1.71m)

Lounge / Diner 12' 10" x 16' 1" (3.91m x 4.91m)

Kitchen 12' 10" x 7' 1" (3.90m x 2.15m)

Ground Floor Cloakroom

FIRST FLOOR

First Floor Landing

Bedroom One 9' 8" x 12' 0" to wardrobes (2.94m x 3.66m to wardrobes)

Bedroom Two 10' 8" x 8' 4" (3.25m x 2.54m)

Bedroom Three x (x)

Bathroom 9' 9" x 8' 4" (2.96m x 2.55m)

OUTSIDE

Front Driveway

Integral Garage 7' 6" x 17' 0" (2.29m x 5.18m)

Rear Garden

THE PROPERTY

Austin Estate Agents are delighted to offer this spacious light and airy three bedroom semi-detached family home. The property offers ground floor cloakroom, lounge/diner, modern kitchen, front porch, three bedrooms, family bathroom, integral garage, double glazing and gas central heating.

Access is gained to this attractive family home via the front aspect porch, with internal door opening into the property's modern fitted kitchen. The kitchen area offers a range of eye and base level storage cupboards and space for domestic appliances. Leading on from the kitchen is the spacious lounge/diner, which is a lovely warm room with a large rear aspect window overlooking the rear garden allowing ample amounts of natural light to flood the room. To complete the ground floor accommodation there is a further cloakroom and additional storage cupboard.

Stairs rise to the first floor from the lounge/diner providing access to the property's three double bedrooms and family bathroom. The main bedroom is a large rear aspect double, benefiting from built in sliding mirror wardrobes. Bedroom two is a front aspect double and also enjoys built in storage, with bedroom three being a further double room. The family bathroom comprises of a modern suite offering bath with shower over, wash hand basin and WC. There is also a storage cupboard ideal for towels etc.

Outside, to the front of the property there is a hard standing drive, leading to the integral single garage. The rear garden is a deceptively spacious area, featuring a patio area ideal for socializing. Stairs rise to the remainder of the garden which is a mixture of mature shrubs and plants, along with lawn and shingle, there is also a side and rear access gate to the garden.

The property is situated within the popular location of Broadway. It is within close proximity to local bus routes providing easy access to surrounding areas. Local schools, shops and amenities are close to hand and access to Upwey railway station and Weymouth relief road are a short drive away.

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

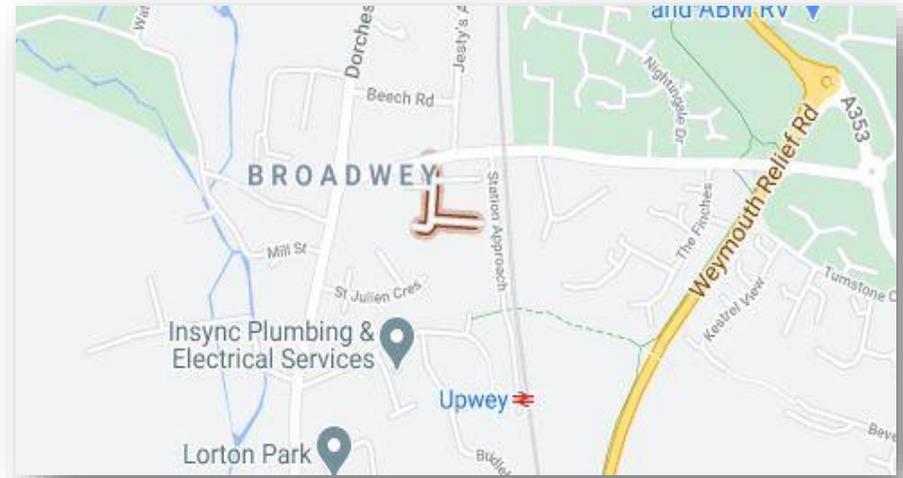




FLOORPLAN:



LOCATION:



EPC:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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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.