



AUSTIN
ESTATE AGENTS

Alexandra Road

Weymouth

Dorset

DT4 7QH

Offers over £200,000

SUMMARY

- Terraced Cottage
- Two Double Bedrooms
- Spacious, Open Plan Lounge / Dining / Kitchen
- Contemporary Kitchen Units
- Modern Bathroom
- Double Glazing
- Gas Central Heating
- Courtyard Garden Area
- Close to Local Shops & Amenities at Lodmoor Hill
- Ideal First Time Buy





SUMMARY OF ACCOMMODATION

GROUND FLOOR

Entrance Hallway

Lounge / Dining Room / Kitchen 19' 4" x 12' 10" (5.90m x 3.90m)

Utility Room 6' 3" x 4' 3" (1.901m x 1.30m)

FIRST FLOOR

First Floor Landing

Bedroom One 14' 9" x 7' 7" (4.50m x 2.30m)

Bedroom Two 9' 8" x 12' 6" (2.95m x 3.80m)

Bathroom 8' 10" x 4' 7" (2.70m x 1.40m)

OUTSIDE

Rear Courtyard Area

THE PROPERTY

We are delighted to bring to market this two-bedroom cottage located at Lodmoor Hill, ideally positioned close to local shops, amenities, and transport links. This fantastic home offers modern convenience and is beautifully presented. The accommodation includes two double bedrooms, a spacious lounge / diner flowing into a contemporary kitchen area, utility room and family bathroom with gas central heating and double glazing throughout. Outside is a courtyard-style garden.

As you enter through the front door, you are welcomed by a generous reception hallway with a feature staircase ascending to the first floor and access to the living space and the utility room to the rear. The tastefully decorated, open plan lounge / dining room / kitchen is light and airy with dual aspect, double glazed windows to the front and rear. The lounge area is found to the front of the property and to the rear is the kitchen, which is fitted with a stylish range of contemporary eye level and base units with space for domestic appliances.

Upstairs, the first-floor landing hosts doors to the bedrooms and bathroom with access to the loft. Bedroom One is a good-sized double situated at the rear, with twin windows allowing in plenty of natural light. Bedroom Two is another double room located at the front, also benefiting from excellent light and proportions. The family bathroom comprises a low-level WC, vanity wash hand basin, panelled bath with shower over, heated towel rail and complementary tiling to the walls.

Outside, the cottage enjoys a low-maintenance courtyard garden, ideal as a quiet spot to unwind.

Situated within the highly sought-after area of Lodmoor, the property is a short distance from amenities such as a doctors' surgery, shops, public houses and supermarkets. Bus services to the town and surrounding areas are close by. Greenhill Beach and the nature reserve are within close proximity. There is also easy access to Weymouth relief road.

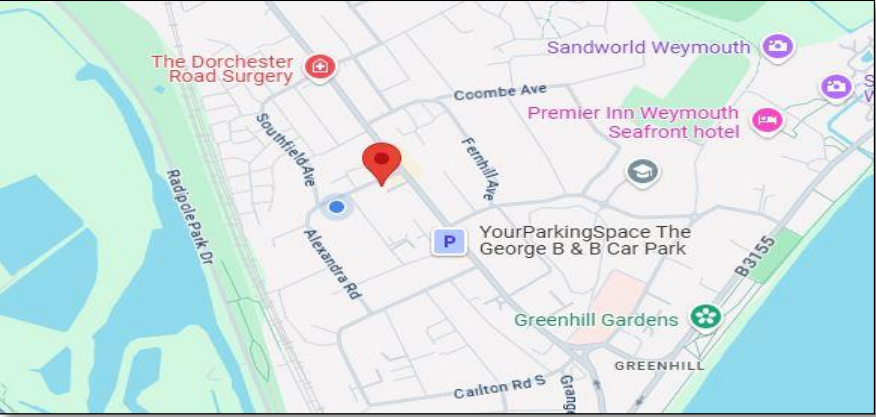
For more information, or to make an appointment to view, please contact Austin Estate Agents.



FLOORPLAN:



LOCATION:



EPC:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX RATING: A **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.