



AUSTIN   
ESTATE AGENTS

## Rockhampton Close

Weymouth

Dorset

DT3 6NF

Offers over £235,000

### SUMMARY

- End Terraced Home
- Recently Refurbished Throughout
- Two Double Bedrooms
- Attractive Lounge
- Modern Kitchen / Diner
- Modern Family Bathroom & Separate WC
- Double Glazing
- Gas Central Heating
- Easy to Maintain Gardens to the Front & Rear
- Close to Local Shops & Amenities





## SUMMARY OF ACCOMMODATION

### GROUND FLOOR

**Entrance Porch** 7' 1" x 2' 10" (2.16m x 0.86m)

### Entrance Hallway

**Lounge** 11' 3" x 11' 4" (3.44m x 3.46m)

**Kitchen / Diner** 11' 2" x 11' 1" (3.40m x 3.38m)

### FIRST FLOOR

**Bedroom One** 14' 0" to wardrobe x 10' 0" (4.27m to wardrobe x 3.05m)

**Bedroom Two** 9' 3" plus recess x 12' 11" (2.81m plus recess x 3.94m)

**Bathroom** 5' 4" x 5' 3" (1.63m x 1.60m)

### WC

### OUTSIDE

### Front Garden

### Rear Garden



## THE PROPERTY

We are pleased to offer for sale a wonderful end terrace property, which has been refurbished throughout to a very good standard. The property enjoys double glazing, gas central heating, a modern fitted kitchen / diner, light and airy lounge, two double bedrooms, modern bathroom and a separate WC. To the front and rear are attractive, level gardens. We strongly recommend viewing of this property to fully appreciate its appeal.

From the double glazed entrance porch, access is gained into an inviting reception hallway with stairs ascending to the first floor, a useful storage cupboard and entry to the lounge and kitchen / diner. A double glazed door at the end of the hallway leads into the rear garden. The lounge is situated to the front of the property with a double glazed window providing good natural light. A fireplace creates a cosy focal point. The kitchen / diner is situated to the rear and is tastefully fitted with a modern range of contrasting eye level and base units, solid wood worktop surfaces and ample space for domestic appliances including a range cooker and plumbing for a washing machine, as well as a dining table.

The first floor landing hosts doors to all rooms and a large storage cupboard. Bedroom one is situated to the front of the property with a large double glazed window providing good natural light and a built in cupboard. Bedroom two is also a good size double with a double glazed window to the rear overlooking the garden. Completing the accommodation on this floor is the bathroom comprising a 'p' shaped bath with shower over, pedestal wash hand basin and heated towel rail with complementary tiling to the walls. Adjacent to the bathroom is the separate WC. Both rooms have opaque double glazed windows to the rear.

Externally, the property enjoys well maintained gardens to the front and rear. The front garden is mainly laid to patio with planted borders. The fully enclosed rear garden offers a large patio area abutting the property. The remainder is predominately laid to lawn with shingle borders and gated access.

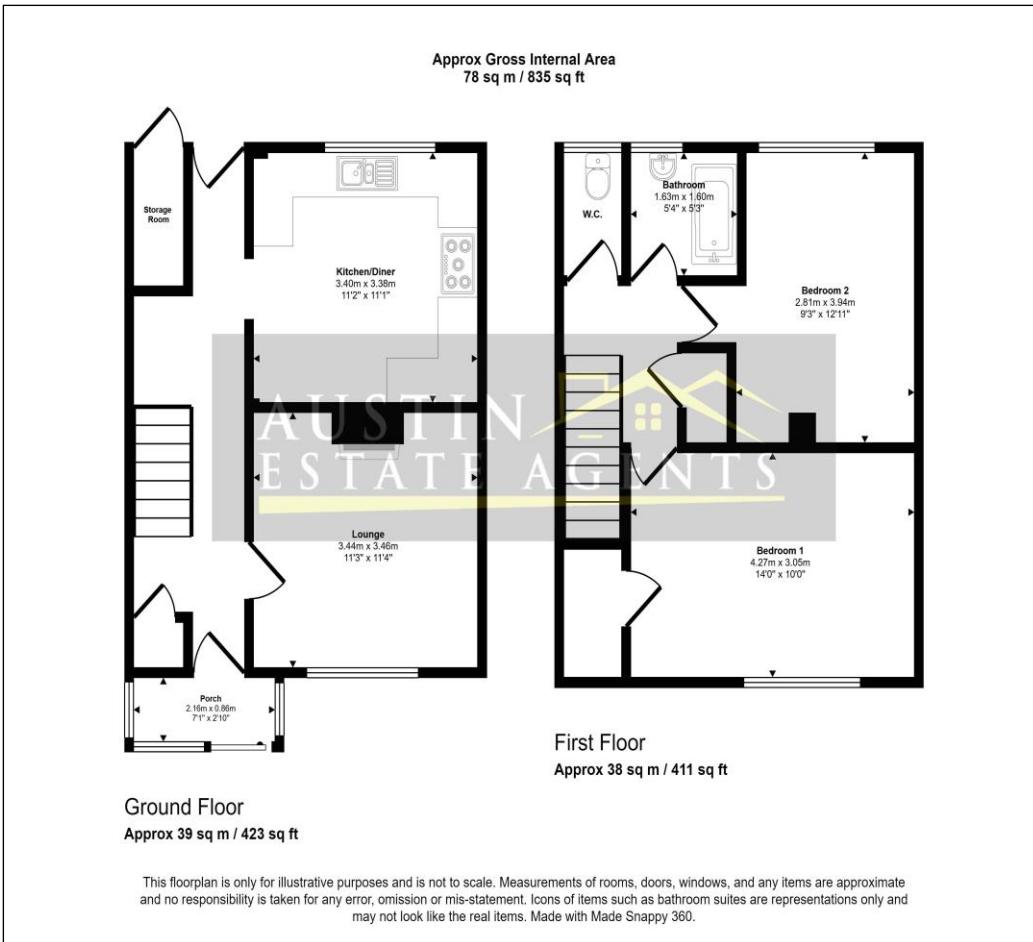
The property is situated in the popular residential location of Littlemoor. Bus routes are close to hand providing access to surrounding areas including Weymouth Town and Seafront. It is also within easy access of Weymouth relief road giving access to the county town of Dorchester and beyond. The property is also within close proximity to a mainline station with routes to both London and Bristol. There is a local shopping centre within easy walking distance, which offers a range of local shops and amenities including a doctor's surgery.

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





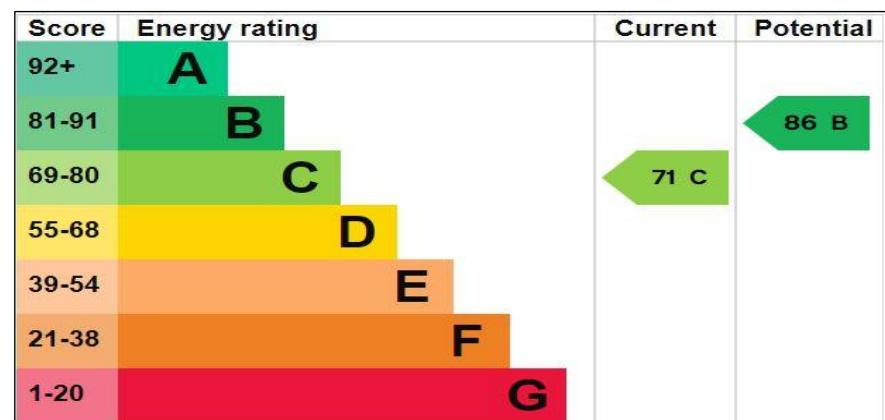
## FLOORPLAN:



## LOCATION:



## EPC:



COUNCIL TAX RATING: B      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.