



AUSTIN
ESTATE AGENTS

Ilchester Road

Weymouth

Dorset

DT4 0AW

£250,000

SUMMARY

- Period Terraced Property
- Recently Refurbished Throughout
- Three Bedrooms
- Lounge & Dining Room
- Kitchen & Utility Room
- Ground Floor Bathroom
- Double Glazing & Gas Central Heating
- Gardens to the Front & Rear
- Close to Local Shops & Amenities
- No Onward Chain





SUMMARY OF ACCOMMODATION

GROUND FLOOR

Entrance Porch

Entrance Hallway

Lounge Area 11' 7" max x 12' 10" max (3.54m max x 3.90m max)

Dining Area 9' 9" max x 9' 11" (2.97m max x 3.01m)

Kitchen Area 7' 0" max x 10' 11" max (2.13m max x 3.33m max)

Utility Area 7' 9" x 8' 11" (2.37m x 2.73m)

Bathroom 7' 4" x 5' 9" (2.24m x 1.75m)

FIRST FLOOR

First Floor Landing

Bedroom One 15' 6" x 12' 10" max into bay (4.72m x 3.91m max into bay)

Bedroom Two 9' 8" x 9' 7" (2.95m x 2.92m)

Bedroom Three 7' 0" x 9' 0" (2.13m x 2.74m)

OUTSIDE

Front Garden

Rear Garden

THE PROPERTY

We are delighted to offer to the market a deceptively spacious, three-bedroom mid terrace family home, offered for sale with no onward chain. The property has been refurbished throughout and comprises sizeable accommodation including three bedrooms, lounge, dining room, kitchen and ground floor family bathroom with gas central heating and double glazing. Externally, there are gardens to the front and rear. The home is positioned within easy walking distance of local shops and amenities in Abbotsbury Road as well as the picturesque Inner Harbour.

Upon entering the property, you are greeted by a welcoming entrance hallway where a door leads to the dining area and kitchen. The dining area and lounge is a welcoming light and airy space boasting a front aspect bay window and double opening glazed doors to the rear, allowing ample natural light to flood the room. Towards the rear of the property are the kitchen and utility areas. Both sections feature a newly fitted selection of eye and base, level shaker, style cabinets with ample space for domestic appliances. The areas enjoy excellent natural light from both rear double glazed windows as well as an attractive skylight window. A glazed door gives access to the rear garden. Completing the accommodation on this floor is the ground floor bathroom with a new suite comprising a panelled bath and mains shower, pedestal wash hand basin and low level WC with contemporary tiling to the walls.

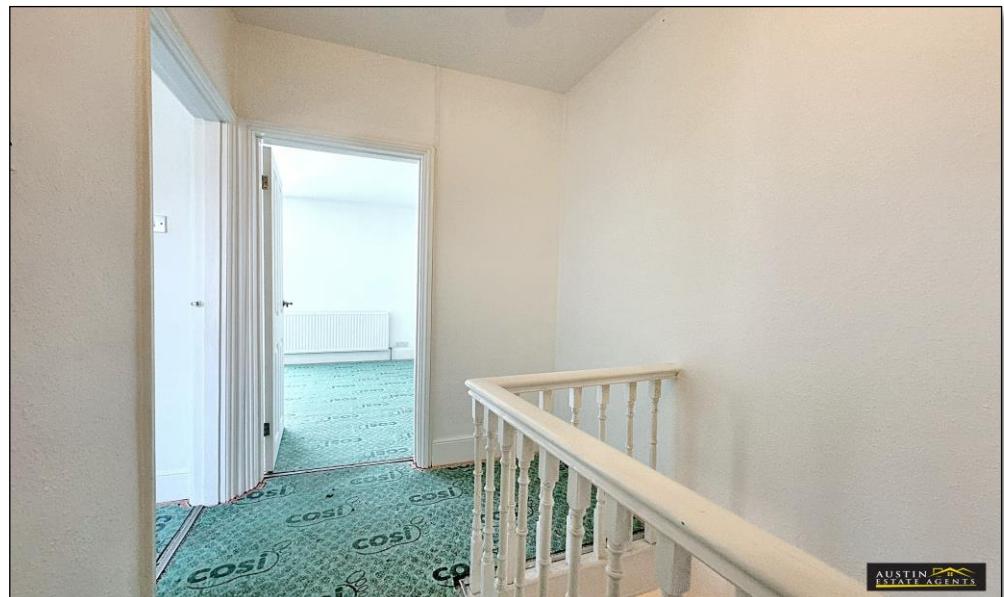
Stairs rise to the first floor where the property's three bedrooms are located. Bedroom one is a generously sized, front aspect double bedroom benefitting from a front aspect large bay window. Bedrooms two and three are both light and airy rooms, with bedroom two being a further double room and bedroom three a spacious single with double glazed windows to the rear of the property.

Externally, the front garden is paved, surrounded by a brick wall. The rear garden offers a fully enclosed private space with patio areas adjacent to the property and the end of the garden. The remainder will be ready for a lawn to be laid.

This wonderful property is situated in Westham, a popular residential location close by to local shops and amenities in Abbotsbury Road, as is the picturesque Inner Harbour. Weymouth Town Centre with its many bars, restaurants, shops and excellent transport links is within close proximity.

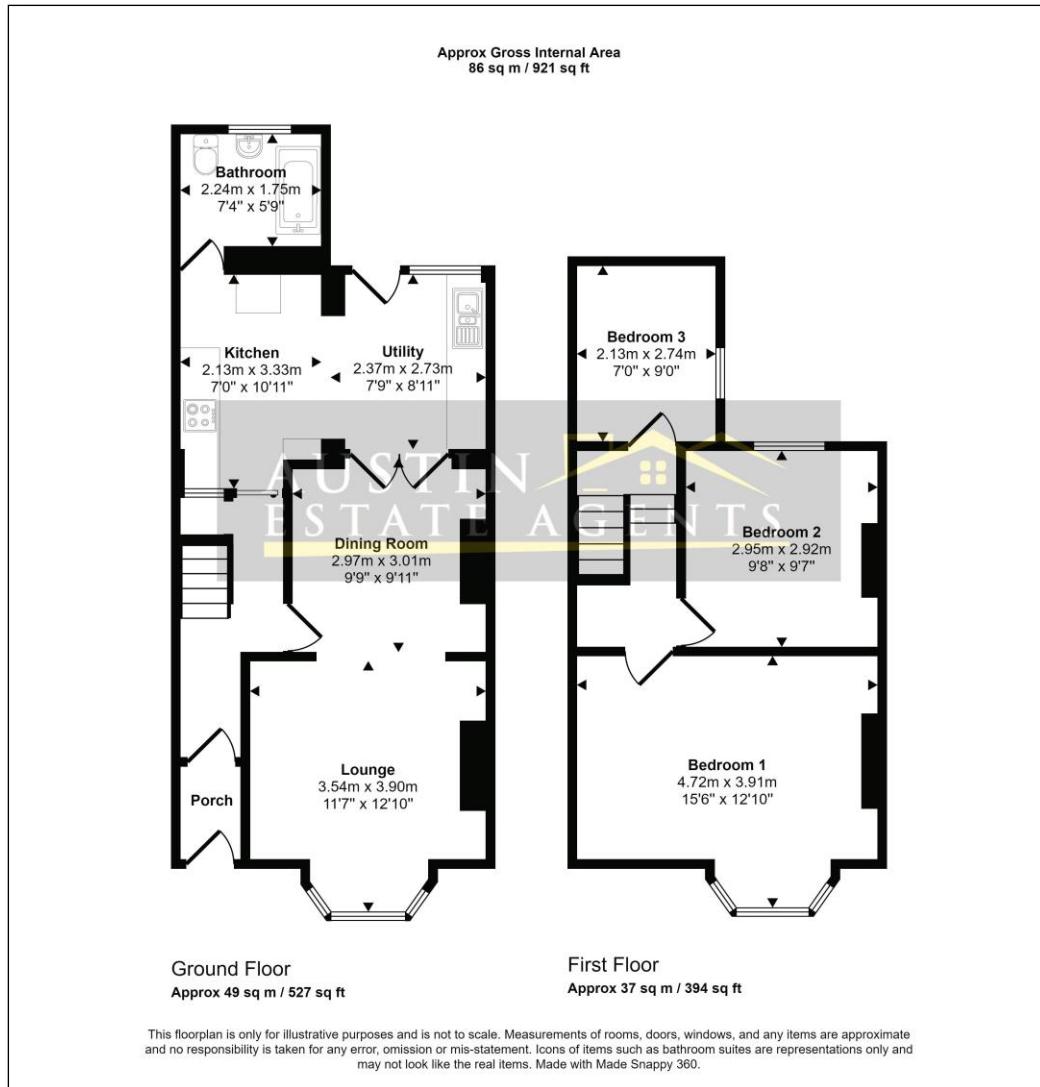
For further information, or to make an appointment to view, please contact Austin Estate Agents.



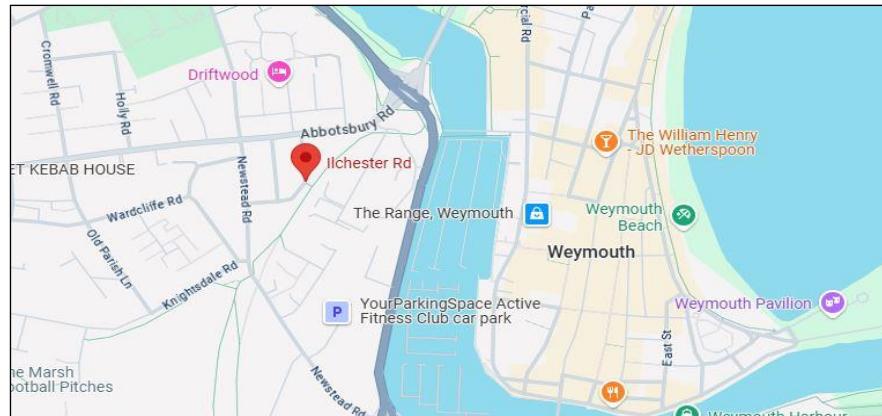




FLOORPLAN:



LOCATION:



EPC:



COUNCIL TAX RATING: B

TENURE: Freehold

Austin Estate Agents **115 Dorchester Road, Weymouth, Dorset, DT4 7JY** **Phone: 01305 858470** **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.