



Ranelagh Road , Weymouth DT4 7JE

- Beautifully Maintained Terraced Property
 - Contemporary Kitchen
- Lounge & Dining Room with Woodburning Stove
 - Gas Central Heating & Double Glazing
- Close to Weymouth Town Centre & Award Winning Beaches
- Three Bedrooms & Loft Room
- Ground Floor Utility Room with WC
- Spacious Stunning Bathroom
- Low Maintenance Rear Courtyard Garden
- Vendor Suited

Guide Price £275,000 Freehold





SUMMARY OF ACCOMMODATION

GROUND FLOOR

Entrance Porch

Entrance Hallway

Lounge

11'10" max x 13'10"

Dining Room

10'1" max x 14'9"

Kitchen

9'2" max x 17'0" max (max x max)

Lobby

WC / Utility

6'8" x 6'11"

FIRST FLOOR

First Floor Landing

Bedroom One

Bedroom Two

11'10" max x 12'8"

Bedroom Three

6'2" x 10'3"

Bathroom

8'11" max x 11'1"

SECOND FLOOR

Loft Room

15'7" max x 12'4" max (max x max)

OUTSIDE

Rear Garden

Austin Estate Agents are delighted to offer for sale this beautifully presented, deceptively spacious, period family home, decorated throughout to an excellent standard and boasting many character features alongside the modern comforts of gas central heating and double glazing. The accommodation includes two reception rooms, a contemporary fitted kitchen, three well proportioned bedrooms, a fully usable loft space, a stunning bathroom on the first floor and a WC / Utility on the ground floor. To the rear is a courtyard garden. We strongly recommend viewing this property to appreciate its' considerable appeal.

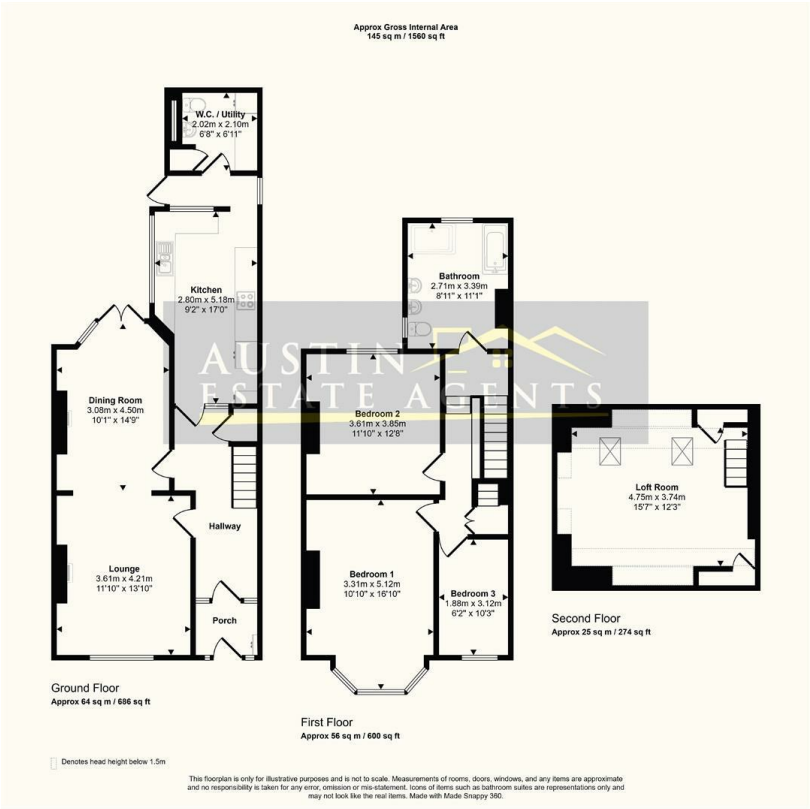
An entrance door opens into a reception lobby with double glazed door leading into a welcoming reception hallway, enjoying an abundance of natural light. An attractive staircase ascends to the first floor, with storage cupboard underneath. The lounge is beautifully presented with a charming, cast iron, log burning stove and two double glazed windows to the front, flooding the room with natural light. An archway naturally flows into a large dining room with ample room for a large family dining table and an ornamental fireplace

adding character. Double-glazed French doors overlook and lead to the rear courtyard garden. The kitchen is immaculately presented and fitted with a contemporary range of matching eye and base level units, further enhanced by an integral five ring gas hob, eye level double electric oven, extractor hood and dishwasher with a double-glazed window to the side. A doorway leads to an inner lobby door, providing access to the rear garden, with an additional door leading to a ground floor cloakroom and utility with contemporary storage cabinets, vanity wash hand basin and low-level WC, as well as plumbing for a washing machine.

The spacious first floor landing is tastefully decorated with double opening doors from the landing providing access to a staircase which ascends into a loft room. Bedroom one is situated to the front of the pro



Local Authority
Council Tax Band C
EPC Rating D



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

