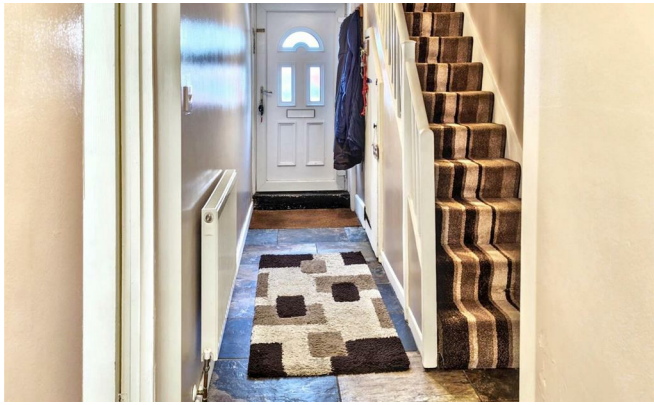


Alexandra Road

Lodmoor, Weymouth DT4 7QH

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

Guide Price £195,000 Freehold

SUMMARY OF ACCOMMODATION

GROUND FLOOR

Entrance Hallway

Lounge / Dining Room / Kitchen

19'4" x 12'10"

Utility Room

6'3" x 4'3"

FIRST FLOOR

First Floor Landing

Bedroom One

14'9" x 7'7"

Bedroom Two

9'8" x 12'6"

Bathroom

8'10" x 4'7"

OUTSIDE

Rear Courtyard Area

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.

On the ground floor, 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.

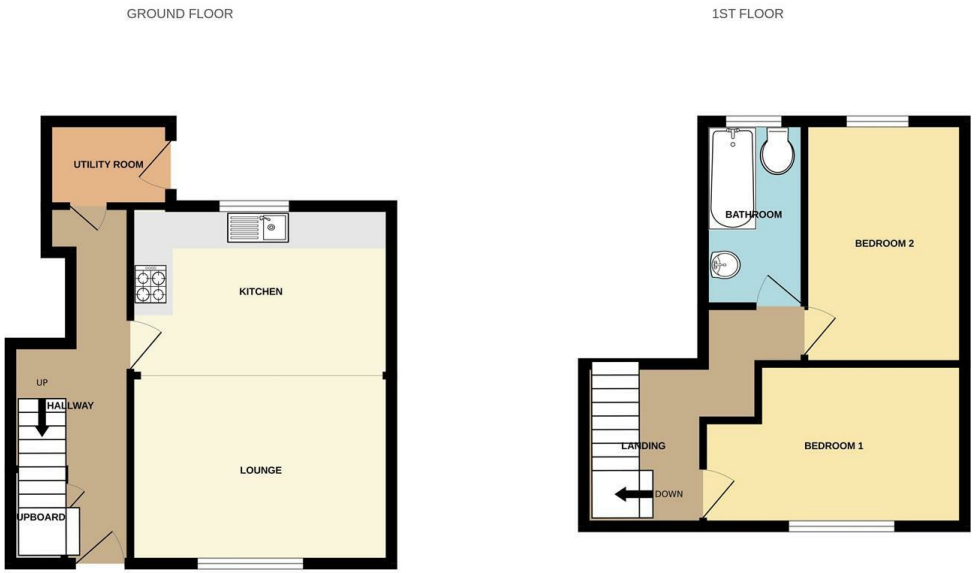
Upstairs, the first-floor landing hosts doors to the bedrooms and bathroom with access to the loft. Bedroom One is a good-sized double situated at the rear, with twin windows allowing in plenty of natural light. Bedroom Two is another double room located at the front, also benefiting from excellent light 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 or as outdoor storage.

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 further information, please call the team at Austin Estate Agents.

Local Authority **Dorset Council**
Council Tax Band **A**
EPC Rating **C**



ALEXANDRA ROAD, LODMOOR

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.