



## Milton Road

Westham, Weymouth DT4 0AZ

- Substantial Family Home
- Two Reception Rooms
- Short Walk To Town Centre
  - Utility Room
- Close To Bus Route
- Three/Four Double Bedrooms
  - Driveway
- No Onward Chain
- Two Bathrooms
- Low Maintenance Rear Garden

**Price £285,000 Freehold**





## SUMMARY OF ACCOMMODATION

### Ground Floor

#### Entrance

#### Lounge

11'9" x 13'10"

#### Dining Room

8'7" x 13'6"

#### Kitchen

6'11" x 12'2"

#### Second Reception/ Bedroom Four

8'7" x 12'8"

#### Shower Room

6'7" x 6'2"

#### Utility

### First Floor

#### First Floor Landing

#### Bedroom One

11'6" x 14'0"

#### Bedroom Two

8'10" x 13'5"

#### Bedroom Three

8'8" x 12'9"

#### Bathroom

5'10" x 6'0"

#### Outside

#### Garden

#### Driveway

We are delighted to present to the market this three/four bedroom period family home, offered with no onward chain and benefitting from two receptions, two bathrooms and off-road parking. The property is a short walk of the town centre, as well as local shops and amenities.

Entrance to the property is via a welcoming entrance porch, providing space for outdoor garments, which then leads into the main hallway. From here, access is gained to the ground floor accommodation comprising a lounge, dining room, kitchen, utility room, shower room, second reception room/fourth bedroom, and stairs rising to the first floor.

The lounge is positioned at the front of the property and features a large bay window, allowing an abundance of natural light, adjacent to this is the second reception room or fourth bedroom, which benefits from a built-in wardrobe, wash hand basin, and a window overlooking the rear garden. The dining room provides an excellent space for family dining and entertaining, whilst the

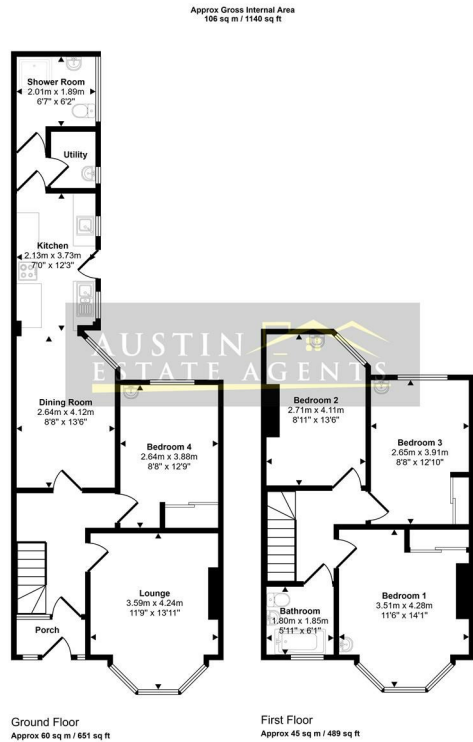
kitchen is fitted with a range of wall and base units, space and plumbing for a dishwasher. The cooker can be included in the sale. A door leads through to the useful utility room with plumbing for a washing machine and tumble dryer, with a further door opening into the modern ground floor shower room comprising a shower cubicle, wash hand basin, and WC.

To the first floor are three double bedrooms and a family bathroom. The main bedroom is located at the front of the property and features a built-in wardrobe and large bay window. Bedrooms two and three overlook the rear garden, with bedroom three also benefiting from a built-in wardrobe. The family bathroom is fitted with a bath with shower attachment, wash hand basin, and WC.

Externally, the rear garden is of a good size and designed for low maintenance, featuring hardstanding for a shed, shingled areas, and a majority patio layout. To the front of the property is a driveway providing off-road parking for one vehicle.



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



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Make Snaggy 200.



**Austin Property Office**

115 Dorchester Road, Weymouth, Dorset,  
DT4 7JY

**Contact**

01305 858470  
info@austinpropertyservices.co.uk  
austinpropertyservices.co.uk

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.