

Larkspur Close | Lodmoor | Weymouth | DT4 7UB

£240,000

BEAUMONT JONES

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We are delighted to offer a beautifully presented two bedroom mid-terrace house situated within a quiet residential cul-de-sac in Lodmoor. The property boasts a stunning enclosed rear garden, spacious living room, modern fitted kitchen/dining room, modern bathroom, built-in wardrobe to the master bedroom and allocated parking. This would make an excellent first time purchase, investment or downsize. A viewing is highly recommended to be appreciated.

- Modern Two Bedroom Mid-Terrace House
- Stunning Enclosed Rear Garden
- Allocated Parking Space
- Excellent First Time Purchase/Investment
- Situated Within A Popular Residential Location
- Modern Fitted Bathroom

Full Description

Entrance into this beautiful home is via a double glazed front door leading into the spacious living room with stairs rising to the first floor, front aspect double glazed window allowing plenty of natural light, ample space for lounge furniture and a useful under stairs storage cupboard. A door leads through to the kitchen/dining room. The kitchen/dining room is fitted with a range of eye and base level units with work surfaces over, inset sink unit with drainer, wall mounted gas boiler, inset four burner gas hob with extractor hood over and an integral oven below. There is space and plumbing for a washing machine, dishwasher and space for a fridge/freezer, together with ample space for a dining table and chairs. A rear aspect double glazed window overlooks the garden and a rear aspect double glazed door provides direct access onto the rear garden.

The first floor has a landing area with loft access via a hatch, storage cupboard housing immersion tank and doors leading through to the two bedrooms and bathroom. The master bedroom is a generous sized double







A beautifully presented two bedroom house with private enclosed garden.











benefiting from a front aspect double glazed window, wall mounted radiator and a built-in wardrobe providing excellent storage. Bedroom two is a well-proportioned bedroom offering a rear aspect double glazed window overlooking the garden and a wall mounted radiator. The modern bathroom comprises a panel enclosed bath with a wall mounted power shower over, wash hand basin, low level WC, contemporary tiled flooring and walls and a rear aspect double glazed obscured window.

Outside

Outside boasts a beautifully maintained enclosed rear garden creating a wonderful space for relaxing and entertaining. Abutting the property is a raised decked seating area with ample space for outdoor furniture. The remaining garden is predominantly laid to artificial lawn with attractive flower and shrub borders. The enclosed rear garden also benefits from rear access. To the front of the property the front garden is laid to shingle with path leading to front door, allocated parking, visitors spaces can be found nearby and a brick built pretty flower bed next to the parking space.

Location

The property sits within the popular residential area of Lodmoor, which is ideally situated close to local amenities, supermarkets and doctors' surgery. The Lodmoor Country Park is just moments away with a path leading to Greenhill beach and gardens, as well as easy access to the RSPB Nature Reserve & Weymouth Rugby club. There is easy access into Weymouth town centre from here and nearby bus stops on the main Dorchester Road with regular services to both Weymouth & Dorchester.

Rating Authority: - Dorset (Weymouth & Portland) Council. Currently Business Rates, previously Council Tax Band B.

Services: - Gas central heating. Mains electric & drainage.

Disclaimer: - Beaumont Jones and their clients have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs, plans and measurements are for guidance only and are not necessarily comprehensive. It should be assumed that the property has all necessary Planning, Building Regulations or other consents, and Beaumont Jones have not tested any services, equipment or facilities.

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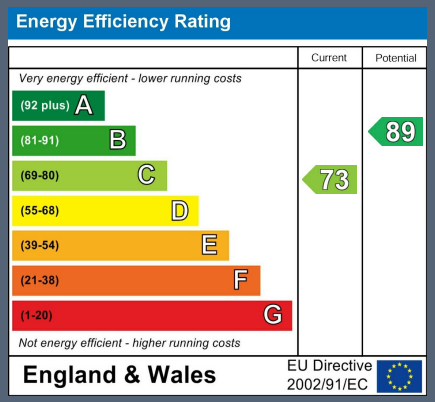

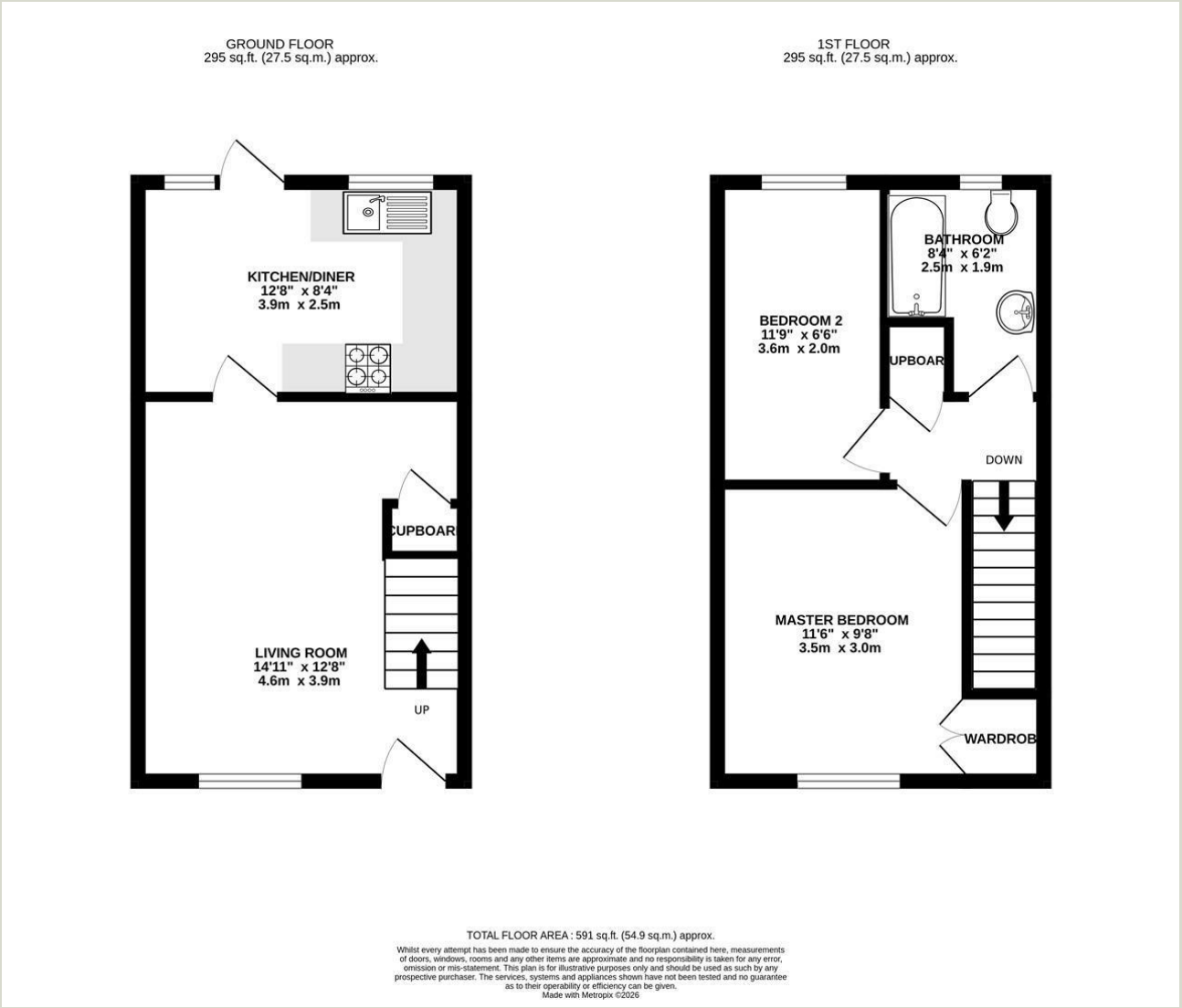

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We value more than your property