

Clarendon Avenue | Redlands | Weymouth | DT3 5BG

Guide Price £395,000

BEAUMONT JONES

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Offered with no onward chain, we are delighted to present this three bedroom semi-detached family home, occupying a larger than average mature south-facing rear garden within a quiet residential road in the sought-after Redlands area. The property offers excellent potential for improvement and modernisation, making it an ideal opportunity for buyers looking to create a home to their own taste. Accommodation comprises an enclosed porch with internal access to the garage, a spacious and welcoming entrance hall, downstairs cloakroom, generous lounge/diner with direct access onto the rear garden, modern style fitted kitchen and a modern shower room. Externally, the property benefits from off-road parking for one vehicle, a garage, and a beautifully established south-facing rear garden.
Conveniently situated close to well-regarded schools, local amenities and transport links, this property presents an excellent opportunity for families, first-time buyers and those seeking a property with scope

- Three Bedroom Semi-Detached Family Home
- Generous Sized Lounge/Diner & Modern Style Fitted Kitchen
- Garage & Off Road Parking
- In Need of Some Internal Modernisation
- Close To Well-Regarded Schools, Local Amenities & Good Transport Links
- Larger Than Average Mature South-Facing Rear Garden
- Downstairs Cloakroom & Modern Shower Room
- Quiet Residential Road Within Redlands
- Great Scope For Extensions STPP
- Offered With No Onward Chain

Full Description

Entrance to the property is via a double glazed porch with sliding doors and dual aspect windows. A door provides access into the garage, while a further double glazed door leads into a spacious and welcoming entrance hall. Stairs rise to the first floor, there is a useful built-in understairs storage cupboard, and doors lead to the ground floor accommodation.

The generous lounge/diner offers ample space for both living and dining furniture, making it an ideal space for family life and entertaining. A front aspect double glazed window allows for plenty of natural light, whilst rear aspect double glazed sliding patio doors provide direct access onto the mature south-facing







This family home is located within Redlands, close to well-regarded schools and local amenities.











rear garden. A door also leads through to the kitchen. Returning to the entrance hall, the cloakroom comprises a WC, wash hand basin and a front aspect double glazed window. The kitchen can be accessed from both the hall and lounge/diner, creating a practical flow throughout the ground floor. Fitted with a range of modern style eye and base level units with work surfaces over, the kitchen benefits from an integral eye-level double oven, inset four-ring gas hob with extractor hood above, integrated fridge/freezer, space and plumbing for a dishwasher, and a wall-mounted gas boiler. A rear aspect double glazed window enjoys views over the garden, while a side aspect double glazed door provides direct access to the outside.

The first floor provides a landing area with a side aspect double glazed window, loft access via a hatch, a built-in airing cupboard and doors leading to the three bedrooms and modern shower room. The master bedroom is a generous sized double, benefiting from fitted double wardrobes and a front aspect double glazed window. Bedroom two is similarly proportioned and also features fitted double wardrobes, together with a rear aspect double glazed window overlooking the garden. Bedroom three is a well-proportioned single bedroom with a rear aspect double glazed window enjoying views over the rear garden. Completing the accommodation is the modern shower room, fitted with a corner shower cubicle, wash hand basin and low level WC, together with a front aspect double glazed window providing natural light and ventilation.

Outside to the rear boasts a larger than average mature south-facing garden, predominantly laid to lawn and complemented by a variety of established shrubs and trees. To the far end of the garden is a further section planted with mature shrubs and trees, incorporating a garden shed. This area could easily be opened up to create additional usable garden space if desired. The property also offers excellent scope for further extension and enlargement, subject to the necessary planning permissions and building regulations.

To the front, the garden is laid to shingle with a range of planted shrubs, while a driveway provides off-road parking for one vehicle and leads to the garage. There is potential to create











additional parking by reconfiguring the front garden, if required.

The garage benefits from an up-and-over door, power and lighting, a rear aspect window, and space and plumbing for a washing machine, making it a useful area for storage, utility use or potential conversion, subject to any necessary consents.

The property is located on the north side of Weymouth making it ideal for easy road links in to the town centre or Dorchester. Nearby schools include The Wey Valley Academy, St Nicholas & Radipole Primary. Shopping facilities at Sainsbury's and Morrisons are close by along with Redlands Sports Hub and M&S garage. Weymouth Town Centre offers further shopping facilities, pavilion theatre, beach and harbourside.

Rating Authority: - Dorset (Weymouth & Portland) Council. Council Tax Band C. Services: - Gas central heating. Mains electric & drainage.

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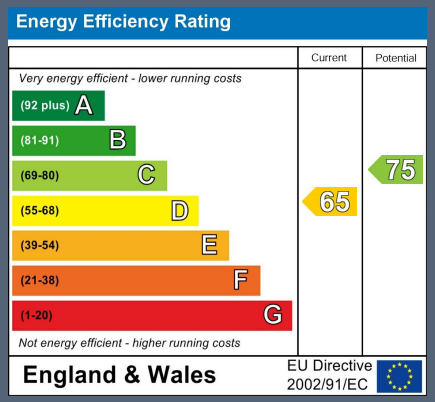
Larger than average mature South-facing rear garden.



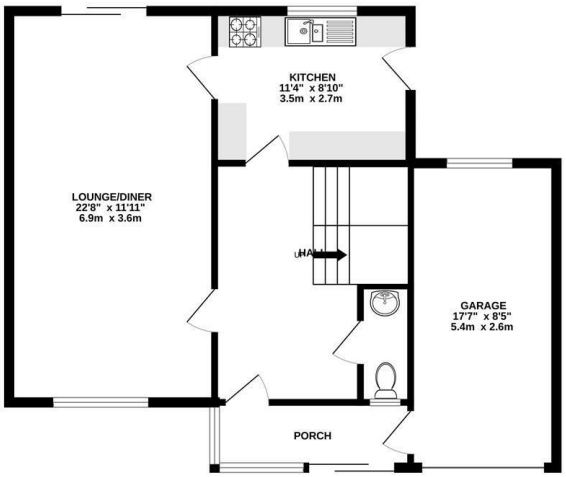




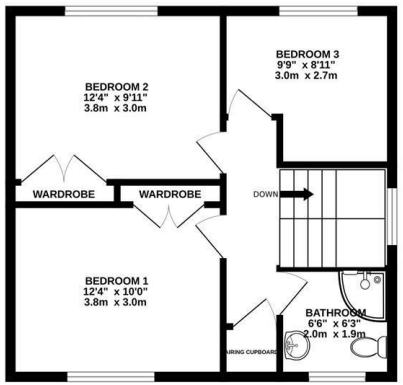




GROUND FLOOR
718 sq.ft. (66.7 sq.m.) approx.



1ST FLOOR
468 sq.ft. (43.5 sq.m.) approx.



TOTAL FLOOR AREA : 1186 sq.ft. (110.2 sq.m.) approx.

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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