



**2 Bedroom
Bungalow -
Detached
located in
Lodmoor,
Weymouth**

**Asking Price
£425,000**



**4 Fernhill Avenue
Weymouth
DT4 7QU**



Double glazed door to:

Porch

Tiled floor. Double glazed window to side and front. Door to:

Hallway

Two radiators. Doors to all rooms.

Lounge

27'8 max into bay x 11'9 max

Double glazed bay window to front, two double glazed windows to side, two radiators. Stone fireplace. Coved and textured ceiling. Sliding doors to:

Conservatory

17'8 x 12'7

Dwarf brick wall and upvc. Doors to rear. Wood flooring. Radiator.

Kitchen

14'8 x 8

Range of wall and floor units with work surfaces over, inset sink unit, built in fridge freezer, built in oven and hob. Radiator. Double glazed window to rear and door to side. Tiled floor. Door to:

WC

Low level WC and wash hand basin. Two cupboards, one housing boiler and one housing tank. Continuation of tiled floor. Double glazed window to side.

Side Porch

Tiled floor. Radiator. Plumbing for washing machine. Double glazed door to rear.

Bedroom One

12'8 max x 10'9 max

Double glazed window to front and side, radiator. Fitted bedroom furniture.

Bedroom Two

10'9 x 10'8

Double glazed window to side, radiator. Fitted bedroom furniture.

Shower Room

Comprising wash hand basin, low level WC and shower cubicle. Heated towel rail. Tiled walls, tiled floor. Two double glazed windows to side.

Garage

17 x 8'9

Up and over door. Power and lighting.

Outside

The front garden is walled and is laid to paving providing off street parking and access to the garage. There are some mature shrubs and flowers. The rear garden is enclosed with an initial raised patio area and is laid mainly to lawn with some mature shrubs and flowers.

Agents Note

The bedroom furniture in each bedroom is not shown on the floor plan.

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.



GROUND FLOOR



CONTACT

11 Frederick Place
St Thomas Street
Weymouth
Dorset
DT4 8HQ

E: admin@rogermcghee.co.uk
T: 01305 779655
www.rogermcghee.co.uk

