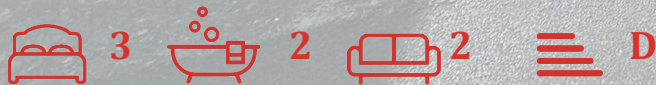




4a Grove Avenue

Weymouth, DT4 7RA



Offers In Excess Of  
£350,000 Freehold



## Grove Avenue

Weymouth, DT4 7RA

- Three Bedroom Detached House
- Detached Garage
- Open Plan Kitchen / Diner
- Utility Room
- Front and Rear Gardens
- Cloakroom
- Level Walk to Weymouth Town Centre
- Light and Airy Lounge
- Popular Location of Lodmoor
- Close to Lodmoor Country Park





\*\*\*OFFERED WITH VACANT POSSESSION \*\*\*

Nestled in the popular location of Lodmoor, on a sizeable corner plot is this delightful three-bedroom detached house offering, a light and airy living room with French doors onto the garden, a detached garage and a convenient utility room. Situated in a family-friendly community, this property boasts a spacious open-plan kitchen diner, making it the ideal home for those who love to entertain.



The spacious lounge is flooded with natural light, creating an inviting ambiance. The centrepiece of the room is a cosy gas fire, perfect for the incoming autumnal evenings. French

doors open onto the garden, seamlessly blending indoor and outdoor living spaces.



The heart of this home is the expansive open-plan kitchen diner. Designed with functionality in mind, this space is perfect for hosting gatherings with friends and family. The space is equipped with integrated appliances, ample counter space, and sleek, off white cabinetry. The dining area seamlessly connects, providing a warm and inviting atmosphere for meals and gatherings.

The first floor offers three generously sized bedrooms, each thoughtfully designed to maximise space and storage. Natural light streams through large windows, creating a calming ambiance. A family bathroom with large storage cupboard, separate shower cubicle, panel enclosed bath, vanity wash hand basin and WC complete the first floor.



The front garden is of a Westerly aspect, enclosed with a feather edge fence and mature with shrubs and trees. To the rear is an Easterly facing, paved courtyard with access into the detached garage. There is also side access.

Located in the desirable Lodmoor area of Weymouth, you'll have easy access to a range of amenities, including schools, parks, shopping and dining options. The beautiful Lodmoor Nature Reserve is just a short stroll away, providing a perfect backdrop for leisurely walks. Weymouth beach is also within close proximity.



**Living room**  
17'8" x 12'9" (5.4 x 3.9)

**Kitchen**  
9'2" x 9'0" (2.8 x 2.75)

**Dinning Room**  
8'3" x 9'10" (2.54 x 3)

**Bedroom One**  
11'9" max x 9'10" (3.6 max x 3)

**Bedroom Two**  
11'1" x 12'9" (3.4 x 3.9)

**Bedroom Three**  
9'2" x 7'10" (2.8 x 2.4)

**Bathroom**  
9'2" x 6'6" (2.8 x 2)

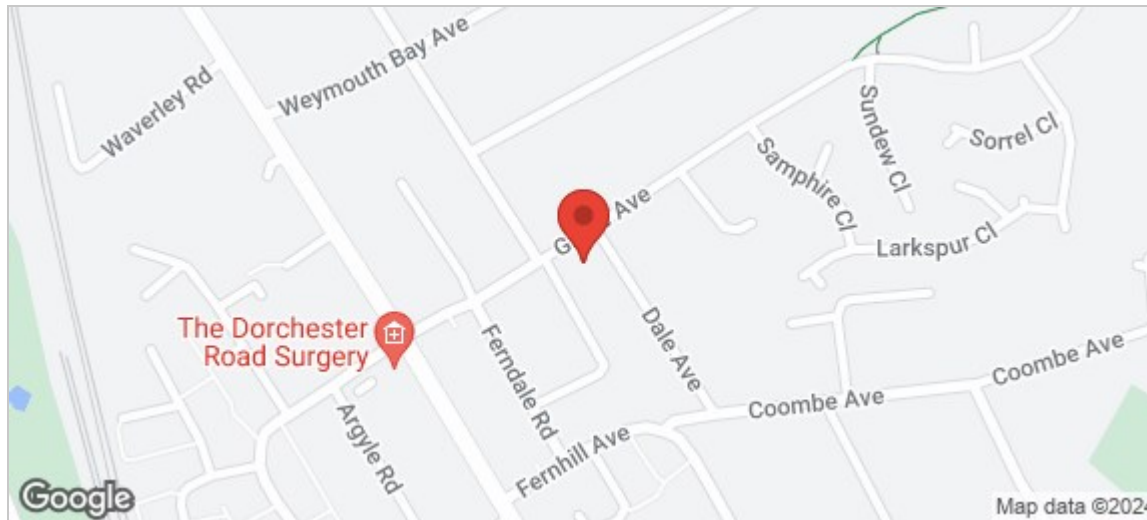
#### Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate. Any details including (but not limited to): lease details, service charges, ground rents & covenant information are provided by the vendor and you should consult with your legal advisor/ satisfy yourself before proceeding. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

#### Additional information

The following details have been provided by the vendor, as required by Trading Standards. These details should be checked by your legal representative for accuracy.

Property type: Detached  
Property construction: Bricks and Mortar  
Mains Electricity  
Mains Water & Sewage: Supplied by Wessex Water  
Heating Type: Gas  
Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker.  
<https://checker.ofcom.org.uk/>



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	67	
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		
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