



## Semi detached home in Preston with garage and parking

**£350,000** Freehold

COMING SOON

THREE BEDROOM, SEMI-DETACHED home in PRESTON with GARAGE and ample OFF-ROAD PARKING. The property boasts a bright and airy lounge as well as a lovely open plan kitchen/diner. To the rear there is low maintenance, private, enclosed garden primarily laid to lawn. Virtual viewing available

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This property is located just off Preston Road, and has the advantage of local shops, Spar and post office as well as doctors surgery, chemist and country pubs. There is easy access to both Weymouth and Dorchester, with a regular bus service. There are stunning coastal walks and cycle paths, making this a really great place to live.

### Entrance

Double glazed front door, front aspect double glazed window.

### Hallway

Double radiator, power points, under stairs storage cupboard housing consumer unit, deep cloaks cupboard, door to Kitchen.

### Lounge

- 3.35m x 3.66m (- 11' x 12' )

Front aspect room with double glazed window, radiator, coving

### Kitchen Diner

- 3.66m x 5.18m (- 12' x 17' )

Comprehensives range of eye and base level units with work surfaces over , under unit lighting, enamel 1 1/2 bowl sink unit with drainer, 4 ring gas hob, extractor fan, double fitted oven, wall mounted boiler, double radiator, coving, part tiled walls, tiled flooring, concealed Neff fridge, rear aspect double glazed window over looking the garden, potential for bi freezer, coving, rear aspect double glazed door.

### Stairway to 1st Floor

### Landing

Side aspect double glazed window, access to loft, shelved airing cupboard housing hot water tank

### Bedroom 1

- 3.35m x 3.66m (- 11' x 12' )

Front aspect double glazed window, coving, double radiator

### Bedroom 2

- 2.74m x 3.05m (- 9' x 10' )

Rear aspect room with double glazed window, double radiator, ramble of wall to wall wardrobes, cupboards and inset vanity area, wall lighting

### Bedroom 3

- 2.44m x 2.44m (- 8' x 8' )

Front aspect room with double glazed window, single radiator, fitted cupboards overhead.

### Bathroom

Modern suite comprising of panel enclosed bath with wall mounted shower over, vanity wash hand basin, concealed low level WC, radiator, fully tiled walls, rear aspect double glazed frosted glass window

### Outside

Pathway with lawned garden to both sides

### Rear

Private, mainly laid to lawn with enclosed borders, shrubs and trees, raised beds, timber shed, paved area to secure door leading to side of property

### Own Driveway

Parking for 3 cars

### Garage

Brick built with up and over door, power and lighting.







Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.