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1, Lessingham Avenue, Weymouth, Dorset DT4 9AP

*GUIDE PRICE £195,000+



A detached three bedroom property requiring modernisation with the clear potential for further extension subject to any requisite consents.

LOCATION

Wyke Regis is a favoured residential area situated to the south west of Weymouth with Portland Harbour to one side and Chesil Beach to the other, offering a range of educational, shopping and recreational facilities, with excellent public transport links to Weymouth town centre.

DESCRIPTION

A three bedroom detached house which would benefit from further modernisation, situated in the sought after residential area of Wyke Regis and has been in the same family ownership for circa 50 years. The property offers two reception rooms, kitchen, three bedrooms, bathroom and separate wc, with good sized gardens to the front, side and rear being mainly laid to lawn, with kitchen garden and greenhouse to the side elevation and a patio to the rear, garage and additional on drive parking, offering the clear potential for further extension subject to any requisite consents upon which interested parties must make and rely upon their own planning enquiries of Weymouth and Portland Borough Council Planning Department.

ACCOMMODATION

Ground Floor Entrance hall, living room, dining room and kitchen with under stairs cupboard.

First Floor Landing, three bedrooms, bathroom and separate WC.

Outside Enclosed gardens being mainly laid to lawn with a kitchen garden area, patio seating area, greenhouse, garage with power and lighting plus additional on drive parking.

EPC

Energy Efficiency Rating - TBC

AUCTION VALUER

Wendy Alexander

VIEWING

Strictly by appointment only with Palmer Snell Weymouth 01305 778679. General enquiries Countrywide Property Auctions 01395 275691. The legal pack for this property will be available to download from our website www.countrywidepropertyauctions.co.uk



