



4 Leeds Crescent, Weymouth, Dorset, DT4 0HG



## PROPERTY SUMMARY

A one bedroom property situated in the popular area of Lanehouse, close to shops, surgery and bus stops. Current EPC rating: Ordered.

### EPC

- |                  |                      |
|------------------|----------------------|
| ■ One Bedroom    | ■ Double Glazing     |
| ■ Garden         | ■ Central Heating    |
| ■ Fitted Kitchen | ■ Large Sitting Room |

## COMMENTARY

### Agent's Comment

"Property being sold with no forward chain, would suit buy to let or a first time buyer."

**£125,000**

Viewing

Please contact Red House Estate Agents  
Tel: 01305 824455



PORTLAND - 01305 824455  
WEYMOUTH - 01305 824455

HEAD OFFICE  
89/91 Fortuneswell, Portland DT5 1LY

## PROPERTY OVERVIEW

Entrance:

Stairs to first floor.

Hallway:

Doors to:

Sitting Room: 5.78m x 3.20m (19'0" x 10'6")

Dual aspect windows to front and rear.

Kitchen: 3.71m x 2.12m (12'2" x 6'11")

Rear aspect window, wall and base units, stainless steel sink and drainer, space for washing machine and cooker.

Bedroom: 4.14m x 3.18m (13'7" x 10'5")

Rear aspect window.

Outside:

Laid to lawn, surrounded by bushes. Pathway leading to entrance.

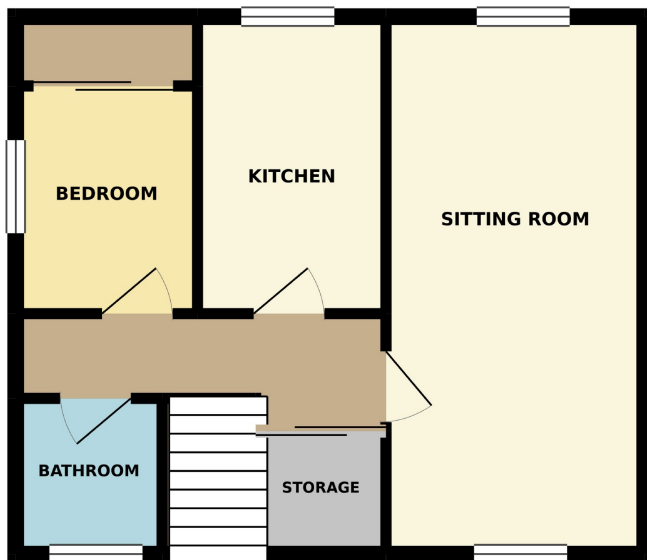
Lifestyle:

Situated in Lanehouse, there are local amenities in

walking distance. The nearby resort town of Weymouth offers a range of high street shops, a lively nightlife, picturesque harbour and a child friendly sandy beach.



GROUND FLOOR 39.07 sq. m.  
( 420.55 sq. ft. )



TOTAL FLOOR AREA : 39.07 sq. m. ( 420.55 sq. ft. ) 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 misstatement. The 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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#### IMPORTANT NOTE

These particulars are for marketing purposes only and should not be treated as a statement of the condition of any building, fixture or appliances. All measurements are approximate and should not be relied upon. Purchasers should make their own checks before relying on any of the information provided herein.

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