



80 Chickerell Road
Weymouth, DT4 0BN

Asking Price £247,500 Freehold



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A conveniently located two bedroom terraced house located within a mile of Weymouth's Harbour area and Town Centre and with local amenities close by including an Asda supermarket. Internally the accommodation offers a contemporary open plan layout on the ground floor and with two double bedrooms on the first floor plus a modern bathroom which has been refitted in recent years to offer a suite with bath and separate shower plus a separate WC. Outside the rear is an ample sized garden which has been attractively terraced to offer an ample paved patio area. The property offers gas central heating and upvc double glazed windows and has been attractively updated by the present owners.

Entrance Hall

Lounge Area

11'8" x 9'6" (3.58 x 2.90)

Bay Window, fire place, open Plan to

Dining Room

9'10" x 9'10" (3.02 x 3.00)

Open Plan to

Utility Area

7'1" x 6'2" (2.16 x 1.90)

Plumbing for washing machine and space for tumble dryer, cupboard door to rear garden Open Plan to

Kitchen

12'11" x 7'10" (3.70 x 2.40)

Fitted with a range of kitchen units comprising sink unit set into works tops with range of drawers and cupboards below, wall mounted cupboards electric hob, built in oven space for dishwasher Built in cupboard with gas boiler breakfast bar going into utility area

Landing

Bedroom 1

15'1" x 9'6" (4.60 x 2.90)

Bay Window

Bedroom 2

9'11" x 9'10" (3.03 x 3.00)

Hatch with retracting ladder to Loft Room

Bathroom

8'8" x 8'0" (2.65 x 2.44)

Fitted with a contemporary white suite with panel bath separate shower, wash hand basin with drawers below and a built in cupboard towel radiator

Separate WC

Low level WC





Loft Room

14'1" x 8'4" (4.30 x 2.56)

Sloping ceilings, velux window, accessed by folding retracting ladder

Outside

There is no garden to the front. To the Rear is a terraced garden with steps leading down to a lower patio area with a summer house, to the side of the steps is a gravelled area and we stocked gravel borders, there is also drying area and space for a shed.

Parking

There is no off road parking provided with this property

Construction

The property has a traditional cavity construction under a slate type pitched roof

Council Tax

Band B with Dorset Council

Flood Risk

Very Low risk from sea & rivers medium risk from surface water

Phone and Broadband signal strength and coverage

Vodafone & O2 signals are strong, 3 & EE are average

TV, Sky & BT are available Virgin in not available

Broadband est standard 16 mbps superfast 80 mbps ultrafast 1000 mbps

Utility Supplies

Mains water, drainage, gas and electricity are connected. No water meter

Legal 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.



Floor Plan



Viewing

Please contact our Hull Gregson & Hull Weymouth Office on 01305 776 666 if you wish to arrange a viewing appointment for this property or require further information.

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35 St Thomas Street, Weymouth, DT4 8EJ
Tel: 01305 776 666 Email: property@hgh.co.uk www.hgh.co.uk

Area Map



Energy Efficiency Graph

