



261 Chickerell Road
Weymouth, DT4 0QT

£305,000 Freehold

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261 Chickerell Road Weymouth, DT4 0QT

A well presented three bedroom semi detached house with a south west facing rear garden located on Chickerell Road within one mile of Weymouth Harbour Area and Town Centre. Internally the property offers a upvc double glazed conservatory, upvc double glazed windows, gas Central Heating, three bedrooms with built in wardrobes in bedrooms 1 & 2, fitted kitchen with built in appliances and a ground floor wc. Outside there is off road parking to the front for 1 car a side pathway leading to an enclosed courtyard rear garden which has been laid to patio

Entrance Hall

Door to under stair storage cupboard

Cloakroom

Fitted with white suite, With WC and wash hand basin

Lounge

15'1" x 10'0" (4.60 x 3.05)

Open plan to

Dining Room

10'0" x 9'4" (3.05 x 2.85)

French doors to Conservatory and open plan to kitchen

Conservatory

10'0" x 9'2" (3.05 x 2.80)

French doors to South West facing rear garden

Kitchen

9'6" x 6'9" (2.90 x 2.06)

Landing

Door to airing cupboard

Bedroom 1

10'0" x 9'6" (3.05 x 2.90)

Double doors to built in wardrobe

Bedroom 2

10'0" x 9'4" (3.05 x 2.85)

Door to built in wardrobe

Bedroom 3

8'3" x 6'8" (2.52 x 2.04)

Bathroom

6'9" x 6'4" (2.06 x 1.95)

Fitted with white suite, with panel Bath, wash basin and WC

Parking

One of road parking space in front





Outside

Small low maintenance garden to the front, to the rear is an enclosed south west facing garden which has laid to patio

Construction

Traditional cavity wall construction with rendered elevations under a slate affect roof

Council Tax

Band C with Dorset Council

Utility Supplies

Mains electricity, Gas and water are connected

Flood Risk

Very low risk of sea or river flooding. High risk of surface water flooding.

Phone and Broadband signal strength and coverage

Mobile phone signal strong with Vodafone & O2. Average with EE & 3

Sky & BT tv is available, Virgin tv is not available

Broadband speeds standard 14 mbps
Superfast 80 mbps, ultra fast 1000 mbps

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



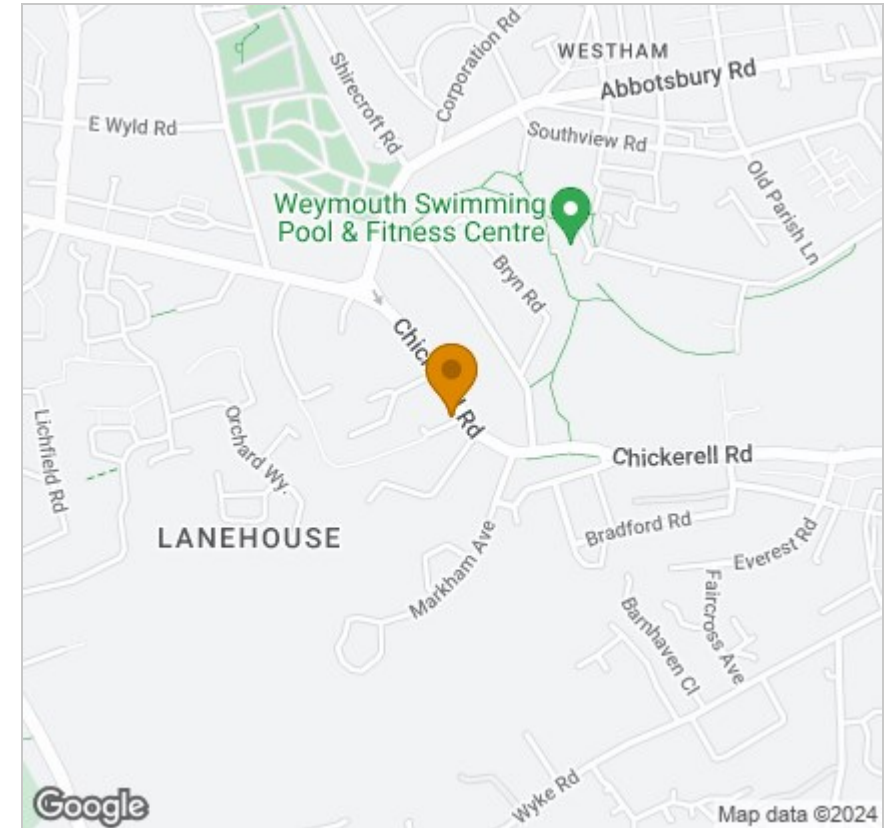
Viewing

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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Area Map



Energy Efficiency Graph

