



489 Chickerell Road
Chickerell Weymouth, DT3 4DQ

£275,000 Freehold

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A three bedroom terraced house located in the popular area of Chickerell with excellent local amenities available within the Chickerell area including primary school, shops, pharmacy, pubs and a regular bus service. There is also access to open countryside close by and footpaths to the Fleet. Internally the property offers a good sized living room, a dining area, kitchen and shower room on the ground floor and three bedrooms on the first floor, there is electric storage heating and upvc double glazed windows plus access to a west facing garden to the rear.

Entrance Porch

Entrance Hall

Living Room

24'11" x 11'5" max slightly l shaped (7.60 x 3.50 max slightly l shaped)

Two fire places one with log burner , double doors to

Dining Area Conservatory

18'8" x 5'2" (5.70 x 1.60)

Glass roof, double doors to rear garden

Kitchen

9'6" x 6'4" (2.90 x 1.95)

Fitted with a range of modern kitchen units with one and a half bowl sink unit set into worktops with drawers and cupboards below, wall mounted cupboards space for washing machine and fridge freezer

Shower Room

8'2" x 5'10" (2.50 x 1.80)

White suite comprising a large walk in tiled shower, wash hand basin and WC, airing cupboard

Landing

Bedroom 1

11'5" x 10'5" max (3.50 x 3.20 max)

Bedroom 2

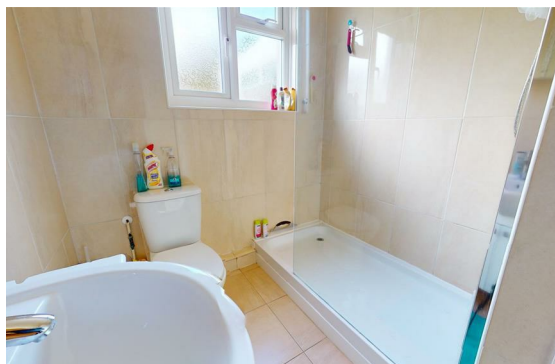
13'9" x 8'2" max (4.20 x 2.49 max)

Bedroom 3

12'9" x 6'2" (3.90 x 1.90)

Outside

There is a small garden to the front, To the rear is a good sized west facing garden partly laid patio and to lawn with borders. There is a historic right of way across the rear which is no longer used and the owners have adopted a further area of land to the rear which is not on the deeds, the neighbouring properties have done the same





Parking

There is no allocated off road parking included with this property, there is on street parking on a first come basis

Council Tax

Band B with Dorset Council

Utility supplies

Electricity water and drainage are connected, the water supply is metered, the electric includes an economy 7 tariff. There is no gas connected

Construction

Built with a traditional cavity construction with brick elevations that have been rendered under a pitched tiled roof

Flood Risk

There is a very low risk of sea or river flooding and a high risk of surface water flooding

Phone and Broadband signal strength and coverage

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

TV, Sky & BT are available Virgin in not available

Broadband estimated standard 5 mbps superfast 46 mbps ultrafast not available

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

