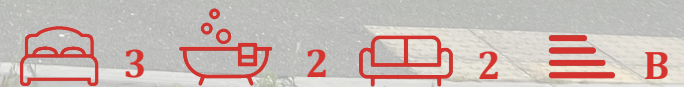




35 Greys Road  
Chickerell Weymouth, DT3 4FS

**£440,000 Freehold**



## 35 Greys Road Chickerell Weymouth, DT3 4FS

A lovely three bedroom detached family home located on the ever popular Greys Fields with excellent local amenities close by within Chickerell and access to open countryside close by. The property has been well presented and offers well proportioned contemporary accommodation with a Lounge with French doors on to patio and rear garden, a kitchen diner leading to a utility room plus a ground floor WC, on the first floor are three bedroom with an en suite shower room to bedroom 1 and a family bathroom. Outside there is a garden to the rear with two patio areas and a summer house.

### Entrance Hall

### Cloakroom

Fitted with two piece suite with W C & wash hand basin, half tiled walls

### Lounge

18'10" x 11'0" (5.75 x 3.37)

French doors to patio and rear garden, fireplace with gas fire

### Kitchen Diner

18'10" x 11'0" (5.75 x 3.37)

Triple aspect room with contemporary cream coloured kitchen units comprising a sink unit set into worktops with drawers and cupboards below, a range of wall mounted cupboards, eye level double oven and gas hob, integrated fridge freezer and dish washer, complimentary wall tiling and tiled floor, ample space for dining table

### Utility Room

7'7" x 6'8" (2.32 x 2.05)

Sink unit set into work top with cupboard below and space for washing machine and another appliance, wall mounted cupboard, Door to under stairs cupboard and door to patio and rear garden, tiled floor

### Landing

Airing Cupboard

### Bedroom 1

11'1" x 12'0" (3.40 x 3.68)

Range of built in wardrobes

### En Suite Shower Room

11'1" x 6'5" (3.40 x 1.98)

Fitted with a three piece suite comprising a large shower, wash hand basin and WC, chrome towel radiator, half height wall tiling

### Bedroom 2

10'7" x 9'4" (3.23 x 2.87)

### Bedroom 3

12'3" x 9'2" (3.75 x 2.80)





### **Bathroom**

Fitted with three piece white suite comprising a shower bath wash hand basin and WC, half height wall tiling, radiator

### **Outside**

Small garden to the front, to the rear is an enclosed garden

### **Garage & Parking**

Driveway parking to the side leading to a single garage with roller door and French Doors opening onto rear garden

### **Construction**

A traditionally built detached house with rendered elevations under a pitched slate effect roof

### **Council Tax**

Band E with Dorset Council

### **Service Charge**

A site service charge of £150 per annum is payable to maintain communal areas of the area, including the open area to the left of 35 Greys Road

### **Flood Risk**

No risk from rivers or sea low 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 estimated standard 3 mbps superfast 80 mbps ultrafast 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



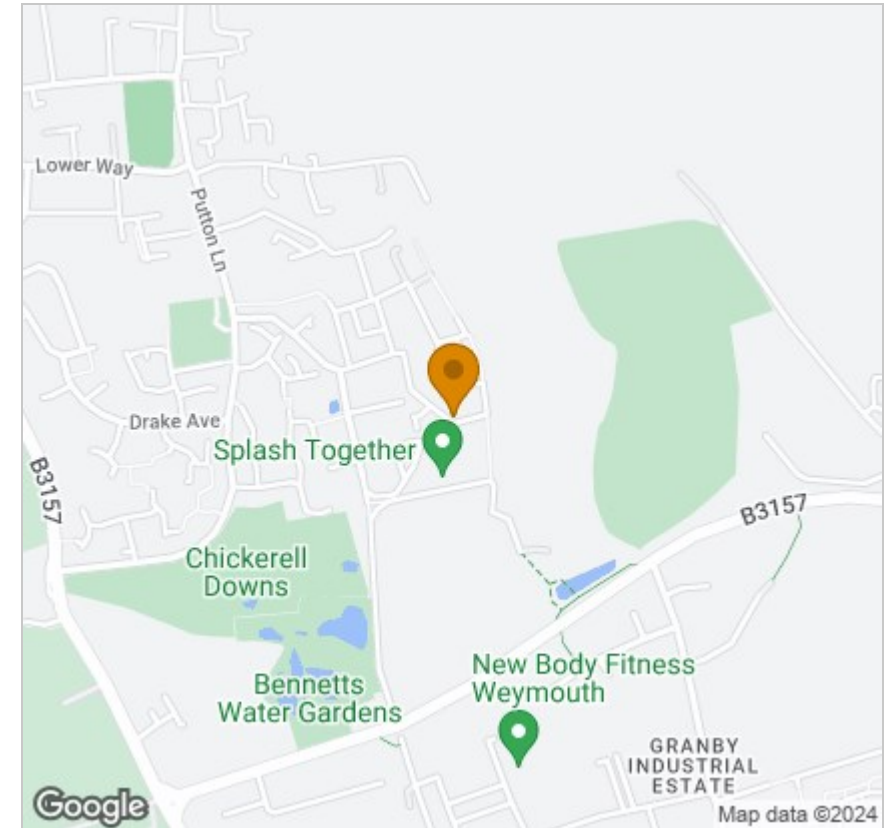
## Viewing

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.

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.

35 St Thomas Street, Weymouth, DT4 8EJ  
 Tel: 01305 776 666 Email: [property@hgh.co.uk](mailto:property@hgh.co.uk) [www.hgh.co.uk](http://www.hgh.co.uk)

## Area Map



## Energy Efficiency Graph

