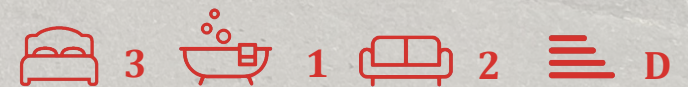




428 Chickerell Road
Chickerell Weymouth, DT3 4DG

£600,000 Freehold



428 Chickerell Road Chickerell Weymouth, DT3 4DG

A spacious three bedroom detached house on a 0.23 acre plot with a TRIPLE GARAGE and plenty of off road parking plus a potential building plot (subject to planning permission). The house offers spacious accommodation with a lounge diner opening onto a conservatory, plus there is a kitchen opening in to a Breakfast Room / Utility Room, on the first floor are three bedrooms with the front windows offering views to Chesil Beach and The Fleet, there is also a large bathroom which could potentially be remodeled to offer a fourth bedroom and a smaller bathroom.

Located approximately two and a half miles from Weymouth town Centre and Harbour Area, there are good local amenities including primary and secondary schools, convenience store, there is also easy access to coastal footpaths to the Fleet Area.

Entrance Hall

WC

WC and wash hand basin

Lounge Dining Room

28'8" x 11'0" (8.75 x 3.37)

Bay window to front Double doors to

Conservatory

10'4" x 9'9" (3.16 x 2.98)

French Doors to rear garden

Kitchen

16'5" x 9'0" (5.02 x 2.75)

Extensively fitted with a galley style kitchen with a range of kitchen units comprising wood fronted worktops under a tiled worktop with sink unit and drawers and cupboards below

Breakfast / Utility room

9'2" x 9'2" (2.80 x 2.80)

Door to rear garden, wall mounted gas boiler plumbing for washing machine, space for table

Landing

Access to loft

Bedroom 1

13'6" x 11'11" (4.12 x 3.65)

Bay Window to front with Views to the Fleet & Chesil Beach

Bedroom 2

14'9" x 11'5" (4.51 x 3.50)

Bedroom 3

8'5" x 8'0" (2.57 x 2.46)

Views to the Fleet & Chesil Beach

Bathroom

16'4" x 9'2" (5.00 x 2.81)

Five piece suite with corner bath, shower, wash hand basin, bidet and WC, door to walk in storage cupboard

Separate WC

With WC & wash hand basin





Electric Gates & Driveway

There are remote operated electric gates to the front leading to a driveway to the side of the house and to a courtyard area at the rear in front of the triple Garage

Triple Garage

31'3" x 23'11" (9.54 x 7.30)

With three electric remote operated doors access, strip lighting, staircase to first floor which has sloping ceilings, is 9.54 wide with an apex head height of 1.98 and has two velux windows

Gardens

To the front is a garden partly paved with borders, to the side is a large garden area laid to lawn with borders, this area also has potential for a building plot (subject to planning permission). There is a further garden area to the rear of the house. There is currently a separate access to the Cerne Villa Park, this right of access will be removed prior to the sale being completed and the gates replaced with fencing

Council Tax

Band D with Dorset Council

Utility Supply's

Mains gas, electricity, water (metered) & drainage connected

Construction

A traditionally built house with brick elevations under a pitched roof

Flood Risk

Rivers & Sea no risk, surface water low risk

Phone and Broadband signal strength and coverage

Mobile phone signals Vodafone is strong, O2, EE & 3 are average

TV, Sky & BT are available Virgin is not available
Broadband estimated standard 6 mbps superfast 80 mbps ultrafast not available yet

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

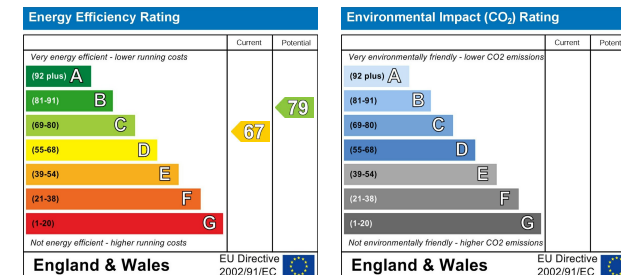
Floor Plan



Area Map



Energy Efficiency Graph



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 www.hgh.co.uk