



32 Drake Avenue
Chickerell Weymouth, DT3 4NA

Offers Over £300,000 Freehold



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A modern three bedroom semi-detached house, located in this popular residential position close to good local amenities. The property has a fitted kitchen/ diner, ground floor cloakroom, a modern fitted bathroom, gas central heating, UPVC double glazed windows, enclosed rear garden with rear access leading to a garage with parking to the front.

ENTRANCE HALL

Panel radiator, stairs and door into

LIVING ROOM

15'5" x 12'9" (4.72m x 3.91m)

Window to front, panel radiator, coved ceiling, wall lights and paneling to one side, and opens into:

KITCHEN/ DINER

16'2" x 10'2" (4.93m x 3.10m)

Double doors and window to rear, range of eye level base and wall units with work surfaces and breakfast bar, one and a quarter bowl stainless steel sink with mixer tap unit, tiled splash backs, built in double oven, ceramic hob and extractor hood above, integrated fridge freezer, plumbing for washing machine and dish washer, wall paneling to one side, and wall mounted boiler.

CLOAKROOM

Window to side, low level WC, wash hand basin, and panel radiator,

FIRST FLOOR LANDING

Window to side, airing cupboard housing hot water tank, and a loft hatch with ladder, light and boarding.

BEDROOM ONE

13'8" x 9'3" (4.19m x 2.84m)

Window to rear, panel radiator, and wardrobe.

BEDROOM TWO

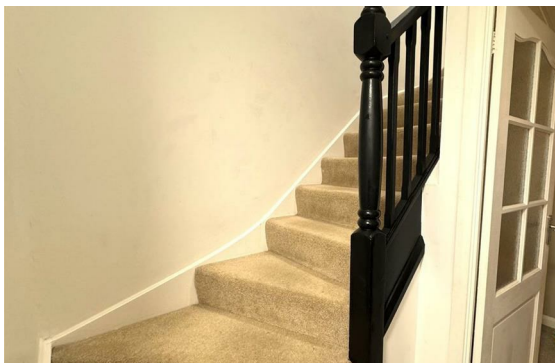
9'6" x 9'3" (2.92m x 2.84m)

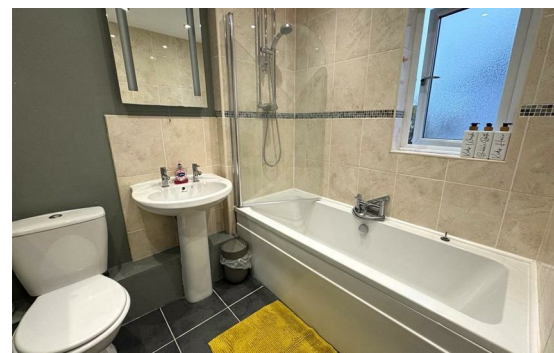
Window to front, panel radiator, and wardrobe.

BEDROOM THREE

10'4" x 6'7" (3.15m x 2.03m)

Window to rear, panel radiator, and half panel walls.





BATHROOM

Window to side, white suite comprising of a panel bath with mixer taps and hand shower attachment, low level WC, wash hand basin, tiled walls and flooring, and heated towel rail.

OUTSIDE

To the rear garden there is a paved patio and the remainder laid to astro turf with rear access leading to a single garage with up and over door, power and light and parking space in front.

COUNCIL TAX

Band C

OTHER INFORMATION

Construction

Traditional cavity wall construction with brick elevations under a tiled roof

Broadband (estimated speeds)

Standard 3 mbps

Superfast 77 mbps

Any Flood Risk?

Rivers & Seas No Risk

Surface Water Very Low

Services

The property is supplied with mains gas, electricity and water, and mains drainage.

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.



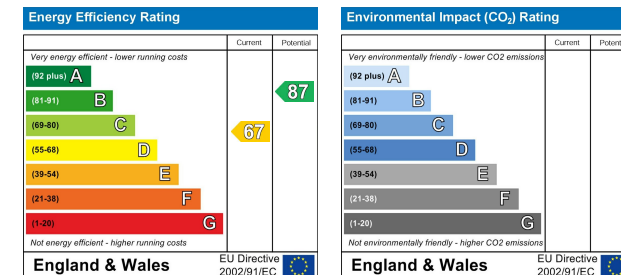
Floor Plan



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.

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