



10 Australia Road
Chickerell Weymouth, DT3 4DD

£265,000 Freehold

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A well-presented three bedroom mid terrace house located in this convenient position close to good local amenities and schools. The property has a modern fitted kitchen, a bathroom and living room to the ground floor, and three bedrooms to the first floor level, a generous size rear garden, and a front garden with potential for off road parking, and some excellent sea views.

KITCHEN

13'1" x 8'2" (4m x 2.50m)

Windows and door to front, modern range of built in base and wall units with roll top work surfaces, stainless steel sink with mixer tap, gas cooker point, space for fridge freezer, wall mounted boiler and under stair storage cupboard.

UTILITY AREA

Plumbing for washing machine, door into:

BATHROOM

Window to front, panel bath and wall mounted shower, low level WC, wash hand basin, and fully tiled walls and flooring.

LIVING ROOM

15'5" x 11'9" (4.70m x 3.60m)

Two windows to rear, gas fire with tiled surround and hearth, alcoves, wall lights, and door to rear hallway with stairs and door to garden.

STAIRS TO FIRST FLOOR

Window to front, wall heater, and loft hatch.

BEDROOM ONE

12'9" x 8'2" (3.90m x 2.50m)

Window to front and wall heater.

BEDROOM TWO

11'9" x 10'2" (3.60m x 3.10m)

Window to rear, and built in wardrobe.

BDROOM THREE

8'10" x 7'10" (2.70m x 2.40m)

Window to rear.





OUTSIDE

To the front there is an enclosed garden area with potential for off road parking (Subject to planning permission) a storage shed and bin area. To the rear there is a generous size rear garden with a lawn, two storage sheds and access to the front via the neighboring property.

COUNCIL TAX

Band B

OTHER INFORMATION

Construction

Traditional cavity wall construction with brick elevations under a tiled roof

Broadband (estimated speeds)

Standard 5 mbps

Superfast 56 mbps

Any Flood Risk?

Rivers & Seas No Risk

Surface Water 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 firms employment has the authority to make or give any representation or warranty in respect of the property.



Floor Plan



Viewing

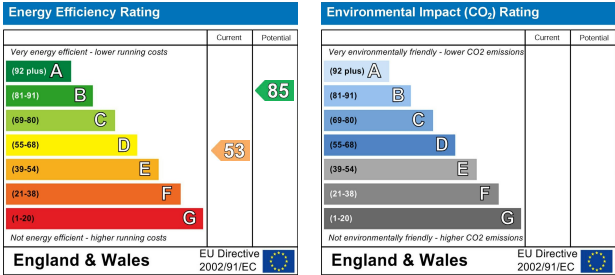
Please contact our Hull Gregson & Hull Weymouth Office on 01305 776 666 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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