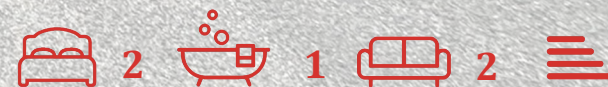




10 Rolfe Crescent

Chickerell Weymouth, DT3 4LY

**Asking Price £315,000 Freehold**





## 10 Rolfe Crescent

Chickerell Weymouth, DT3 4LY

A lovely 2 bedroom detached bungalow in a popular residential cul de sac location in Chickerell. The property would benefit from some internal modernisation and updating, but boasts low maintenance front and rear gardens laid to gravel and a driveway leading to the garage with light and power. The property has gas central heating, UPVC double glazing and is being sold with no onward chain.

### Entrance Hallway

Doors to all principle rooms, double storage cupboard and separate airing cupboard

### Living room

10'0" x 16'6" (3.07 x 5.04)

Side aspect UPVC double glazed window and sliding patio doors

### Kitchen/Diner

12'2" x 10'0" (3.72 x 3.07)

Range of low level cupboards with ample worktop space above, stainless steel sink with drainer, gas hob with space for electric oven below, Front aspect UPVC double glazed window and external door

### Bathroom

Side aspect UPVC double glazed window, bath tub with shower fixing above, hand wash basin and WC

### Bedroom 1

10'0" x 11'6" (3.05 x 3.53)

Double bedroom with rear aspect UPVC double glazed window

### Bedroom 2

8'1" x 10'0" (2.47 x 3.05)

Double bedroom with front aspect UPVC double glazed window

### Outside

Front - Low maintenance garden to gravel and driveway to the side of the property leading to the garage.

Rear - Gated entrance enclosed rear garden predominantly laid to gravel with brick built planters and patio abutting the rear elevation.







### **Council Tax** Band C

### **Other Information**

#### **Construction**

Traditional cavity wall construction with brick elevations under a tiled roof

#### **Broadband (estimated speeds)**

Standard - 4 mbps

Superfast - 80 mbps

Ultrafast - 1800 mbps

#### **Flood Risk**

Rivers & Seas - Very Low

Surface Water - Very Low

#### **Services**

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

### **Legal Disclaimer**

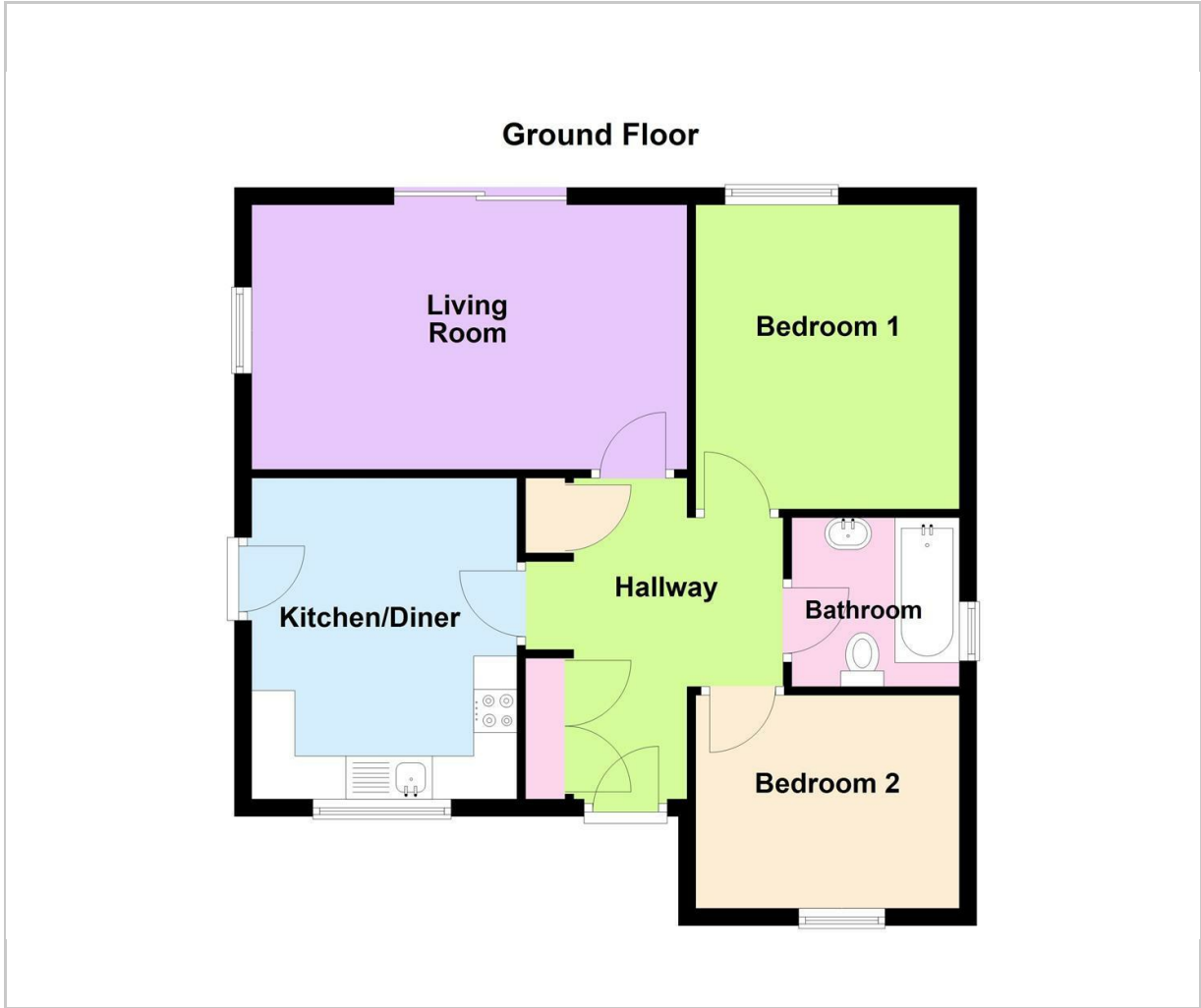
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representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate. Any details including (but not limited to): lease details, service charges, ground rents & covenant information are 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

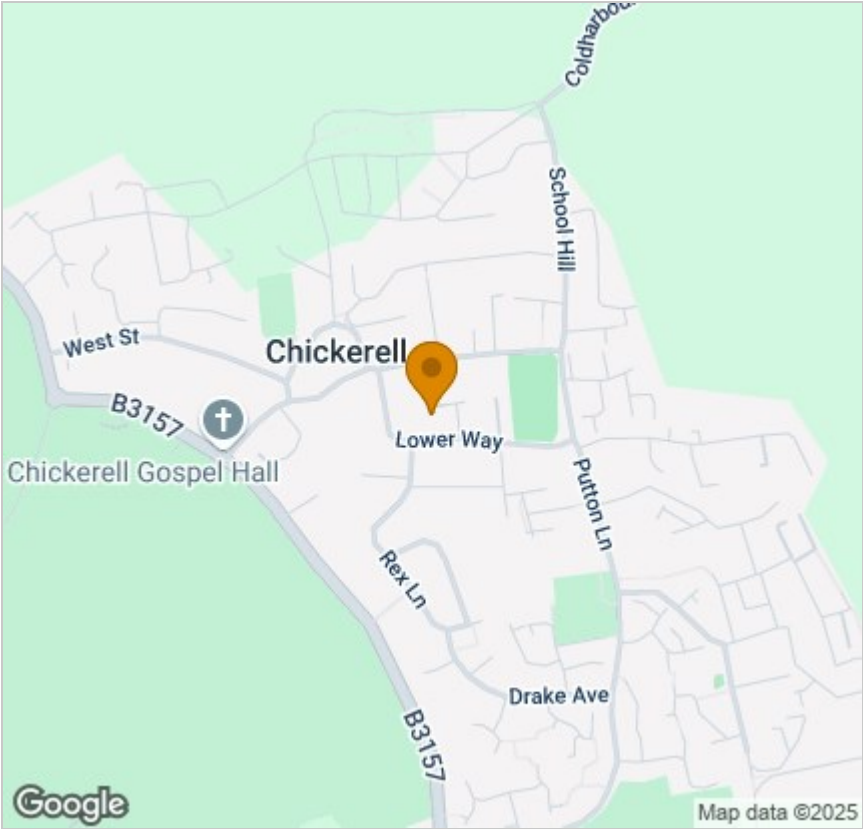


Viewing

**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

