



Chickerell Road | | Weymouth | DT4 0BP

Offers Over £200,000

BEAUMONT  JONES

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Offers Over £200,000**

We are delighted to offer a bay fronted three bedroom period terraced house offered with no onward chain within walking distance of the town centre & harbour. The property consists of an open lounge/diner, kitchen, downstairs bathroom, three bedrooms and a South facing rear garden. The property does require cosmetic work.

- Bay Fronted Three Bedroom Terraced House
- Period Property
- No Onward Chain
- Great First Time Purchase/Investment
- Cosmetic Work Required
- South Facing Rear Garden

Full Description

Entrance into the property is via a front aspect double glazed door leading into a spacious and open lounge/diner with stairs rising to the first floor. Front aspect double glazed bay window, feature fireplace, under stairs storage and an opening leads through to the kitchen. Eye and base level units with work surfaces over, integrated kitchen appliances, integral NEFF oven with inset four ring gas hob and NEFF extractor hood over, side aspect double glazed window, side aspect double glazed



Three bedroom bay fronted period terraced home offered with no onward chain.



door leading out onto the garden and a door leads through to the bathroom. Suite comprising a P-Shaped panel enclosed bath with shower attachment, low level WC, wash hand basin and a rear aspect double glazed window.

The first floor offers a landing area with a fixed wooden stair ladder leading to the loft. This could be converted into a further bedroom STPP. Doors lead through to the three bedrooms. Bedroom one is a generous sized double offering a front aspect double glazed bay window and built in wardrobes/storage. Bedroom two is a further double offering a rear aspect double glazed window. Bedroom three is a small double offering a rear aspect double glazed window. The property has gas central heating with a combi boiler which was install approx. two years ago and double glazing throughout.

Outside offers a hard standing area abutting the property leading to a raised decking area and then leading up to a lawned area with gated rear access. The garden is the perfect sun trap being South facing. There is a terraced front garden with a path leading up to the main front door.

The property sits within a prominent position within walking distance of the town centre and harbour. Good local schools are close by including St. Augustine's Catholic Primary School and Budmouth Academy. Asda supermarket is just a short stroll



away.

Rating Authority: - Dorset (Weymouth & Portland) Council. Council Tax Band B. Services: - Mains gas, electric & drainage.

Disclaimer: - Beaumont Jones and their clients have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs, plans and measurements are for guidance only and are not necessarily comprehensive. It should be assumed that the property has all necessary Planning, Building Regulations or other consents, and Beaumont Jones have not tested any services, equipment or facilities. Beaumont Jones is a member of The Property Ombudsman scheme and subscribe to The Property Ombudsman Code of Practice.

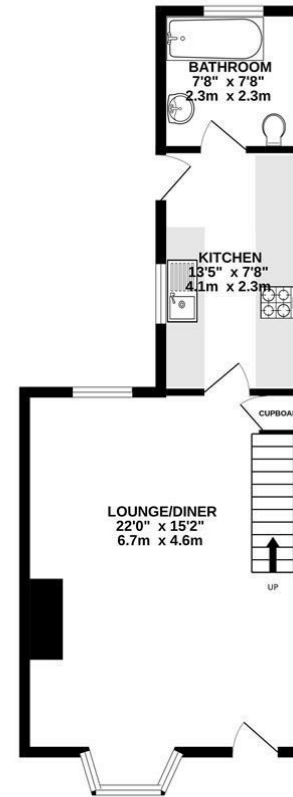
The property offers a South facing rear garden and is within walking distance of the town centre & harbour.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

We value more than your property

GROUND FLOOR
464 sq.ft. (43.1 sq.m.) approx.



1ST FLOOR
356 sq.ft. (33.1 sq.m.) approx.



TOTAL FLOOR AREA : 820 sq.ft. (76.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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