



Gloucester Close | Charlestown | Weymouth | DT4 9TN

Offers Over £270,000

BEAUMONT  JONES

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Offered with no onward chain, we are delighted to offer an immaculate three bedroom terraced home located within a quiet residential cul-de-sac in Charlestown. The property is within Budmouth Academy catchment and offers a garage, off road parking for one car, South facing rear garden, kitchen/diner, living room, downstairs cloakroom and modern bathroom.

- Three Bedroom Terraced Home
- Immaculate Throughout
- Perfect First Time Purchase/Investment
- Garage & Off Road Parking
- Cul-de-sac Location in Charlestown
- South Facing Rear Garden
- Kitchen/Diner
- No Onward Chain

Full Description

Entrance into the property is through the front gravelled garden leading to a front aspect double glazed door leading into a spacious porch with a wall mounted eco electric heater, a door leads through to the cloakroom and a further door leads into the kitchen/diner. The cloakroom has a front aspect double glazed window, low level WC and a vanity wash hand basin. The spacious kitchen/diner opens into the living room creating a nice open-plan living area whilst keeping everything separate. The fitted kitchen comprises eye and base level units with work surfaces over, integral electric oven with inset four ring electric hob and extractor



This immaculate home is located within a residential quiet cul-de-sac in Charlestown, within walking distance of local amenities and well regarded schools.

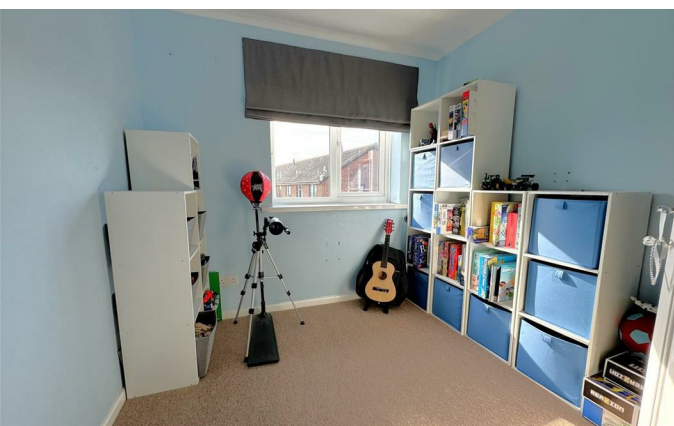


hood over, space and plumbing for all kitchen appliances, front aspect double glazed window and a wall mounted eco electric heater. The generous sized living room has rear aspect double glazed sliding patio doors leading out onto the South facing rear garden, wall mounted eco electric heater and a wooden glazed door leads through to an inner hallway. The hallway has a rear aspect double glazed door leading out onto the garden, stairs rise to the first floor, built in under stairs storage cupboard and a wall mounted eco electric heater.

The first floor includes a landing area with a large built in airing/storage cupboard, loft access via a hatch with a pull down ladder and fully insulated. Doors off the landing lead through to three bedrooms and a modern bathroom. Bedroom one is a generous sized double with built in sliding door wardrobes, rear aspect double glazed window and a wall mounted eco electric heater. Bedroom two is a further double with a front aspect double glazed window and a wall mounted eco electric heater. Bedroom three is a good sized single with a rear aspect double glazed window. The bathroom comprises a suite including a panel enclosed bath with a wall mounted electric shower over, wash hand basin, low level WC, front aspect double glazed window and a wall mounted towel rail heater.

Outside offers a fully enclosed South facing rear garden laid to lawn with a raised patio area abutting the property and a section laid to shingle. Planted borders and gated rear access. The front garden is laid to shingle with stepping stones to the main front door, two planted palm trees and a planted shrub. The garage is located within a block and is the closet one to the property. There is off road parking for one car in front of the garage.

The property sits within a quiet cul-de-sac within the popular



residential area of Charlestown. Good local schools including Budmouth Academy, amenities and a regular bus service are all close by making this the ideal family home/first time purchase. Viewing is a must to be appreciated and is offered with no forward chain.

Rating Authority: Dorset (Weymouth & Portland) Council.
Council Tax Band C. Services: Mains 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

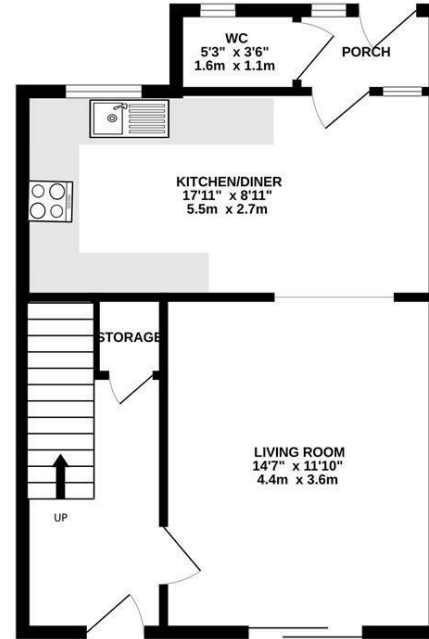


Offered with no onward chain with garage, off road parking and a South facing rear garden.

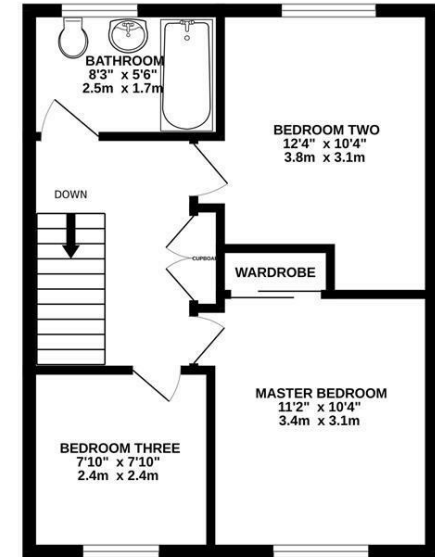


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR
461 sq.ft. (42.8 sq.m.) approx.



1ST FLOOR
410 sq.ft. (38.1 sq.m.) approx.



TOTAL FLOOR AREA : 871 sq.ft. (80.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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We value more than your property

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