



Chickerell Road | Chickerell | Weymouth | DT3 4DQ

Guide Price £230,000

BEAUMONT  JONES

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This deceptively spacious two bedroom extended cottage is located close to Chickerell. Accommodation includes living room, open-plan kitchen/diner, two double bedrooms and family bathroom. The level rear garden is a good size and fully enclosed.

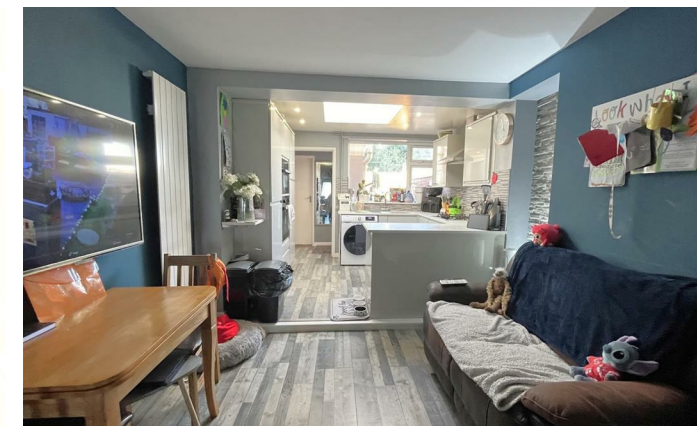
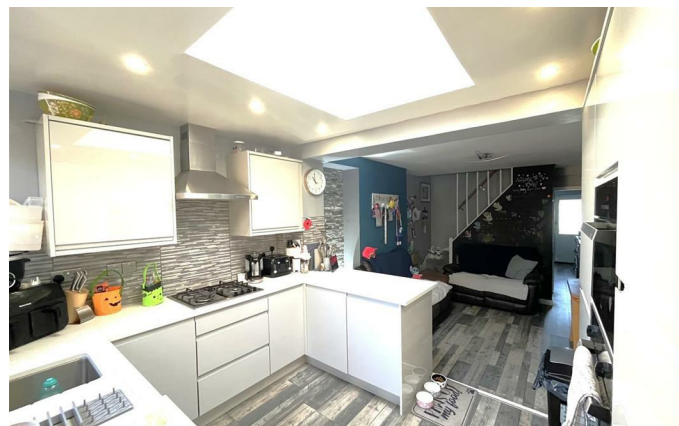
- Charming Terraced House
- Lovely Modernised Kitchen/Diner
- Level Enclosed Garden
- Two Double Bedrooms
- Separate Living Room
- Off-Road Parking (Subject to Kerb Drop Permission)

Full Description

Accommodation

Access to the property is via the front door opening into a porch with further door into the lovely sized living room. There is plenty of space for furniture and a light front aspect window. From here, there is a doorway leading into the kitchen/diner. The dining area is an inviting social space with storage cupboard under the stairs and space for a good sized table (currently used as a second lounge by the current owners). The kitchen itself offers a range of high gloss wall and base units with velex window & rear aspect window flooding this area with light. There is a built-in oven and gas hob along with space for a freestanding washing machine & fridge/freezer. From here there is a doorway into the rear lobby with access into the garden and door opening into the bathroom. The bathroom offers a white suite including bath with shower over, low level WC and wash hand basin.

Stairs to one side of the dining room lead upto the first floor with access to both bedrooms. Bedroom one is an excellent sized double bedroom with front aspect window. Bedroom two is



This charming two bedroom terraced house is well presented throughout with inviting kitchen/diner & generous garden.



another good sized double bedroom with rear aspect window and built in wardrobe/storage.

Outside

To the front of the property is a gravelled front garden and path leading up to the house. The front garden could be used for parking (permission would be needed to drop the kerb) and would create off-road parking for one car. The rear garden is level and has been remodelled with a path leading you down to the end of the garden with space for a good sized shed. There are raised beds to one side and the remainder laid to decking offering plenty of space for garden furniture.

Location

Located moments from the heart of the old village of Chickerell, a peaceful coastal small town located next to the Fleet, the largest natural inlet of sea water in England. Chickerell itself has a local shop, two public houses with restaurants, chemist, and post office. Nearby supermarket and industry shopping units include fast food and coffee shop units. There are great schools close by including primary and secondary. There is also an excellent bus route into Weymouth town centre.

Rating Authority: - Dorset (West Dorset) Council. Council Tax Band B.

Services: - Mains electric & drainage.

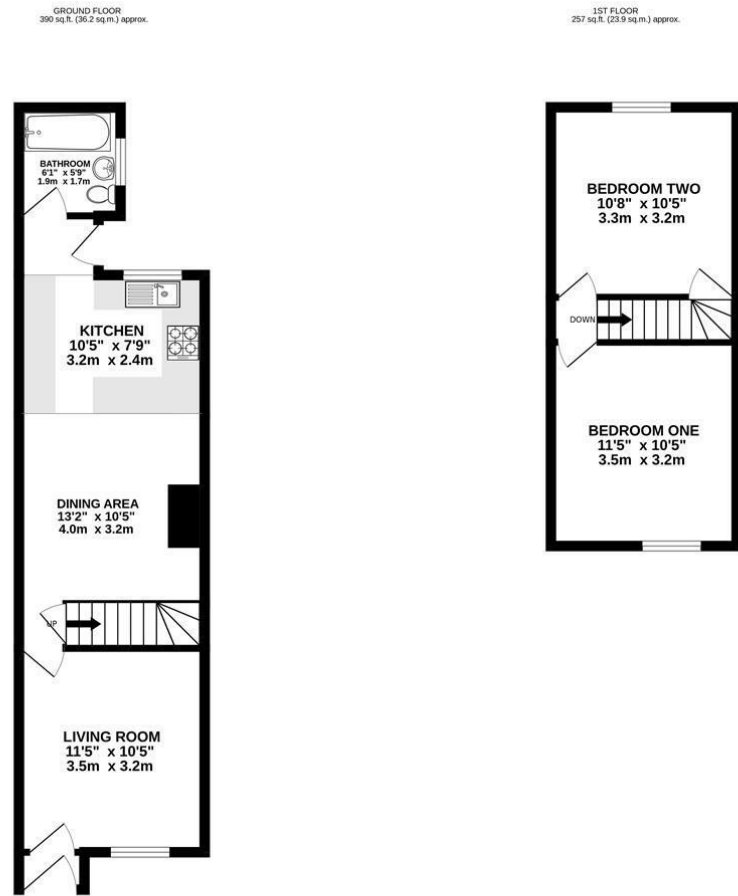
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales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



TOTAL FLOOR AREA : 647 sq.ft. (60.1 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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