



Lloyd Terrace | Chickerell Road | Weymouth | DT4 9SU

**Offers Over £260,000**

BEAUMONT  JONES



## Lloyd Terrace | Chickerell Road Weymouth | DT4 9SU Offers Over £260,000

We are delighted to offer an immaculate and modern three bedroom terraced home boasting a garage and off road parking for up to two vehicles. This perfect first time purchase is conveniently located close to local amenities and well-regarded schools. The property offers an entrance porch, spacious living room, generous sized kitchen/diner, modern bathroom and an enclosed low maintenance South-Westerly facing rear garden. This property must be viewed to be appreciated.

- Three Bedroom Terraced House
- Enclosed South-Westerly Facing Rear Garden
- Generous Sized Kitchen/Diner
- Modern Bathroom
- Conveniently Located Close to Local Amenities & Well-Regarded Schools
- Immaculate Throughout
- Garage & Off Road Parking For Up To Two Vehicles
- Spacious Living Room
- Perfect First Time Purchase
- Vendor Suited

### Full Description

Entrance into the property is via a gate leading into an enclosed front garden, a double glazed composite door leads into a porch with a side aspect double glazed window, built-in meter cupboard, LVT flooring and wooden glazed door leads into a hall with stairs rising to the first floor, vertical wall mounted radiator, LVT flooring and door leads through to the living room. The generous sized living room offers a front aspect double glazed window, built-in under stairs storage cupboard, feature fireplace, LVT flooring, plenty of space for furniture and a door leads through to the generous sized kitchen/diner. The modern style fitted kitchen comprises a





This perfect first time purchase is immaculately presented throughout offering an enclosed South-Westerly facing rear garden, garage and off road parking for up to two vehicles.



range of eye and base level units with work surfaces over, integral oven with inset four ring gas hob and extractor fan over, space and plumbing for a washing machine, slimline dishwasher, fridge/freezer and space for a vented tumble dryer by the rear door, wall mounted gas boiler, plenty of space for a dining table and chairs, tiled flooring, two rear aspect double glazed windows allow lots of natural light flood the room and a rear aspect double glazed door leads out onto the South-Westerly facing rear garden.

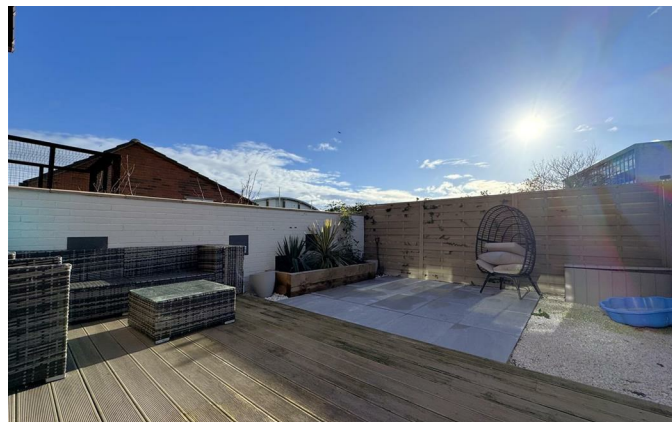
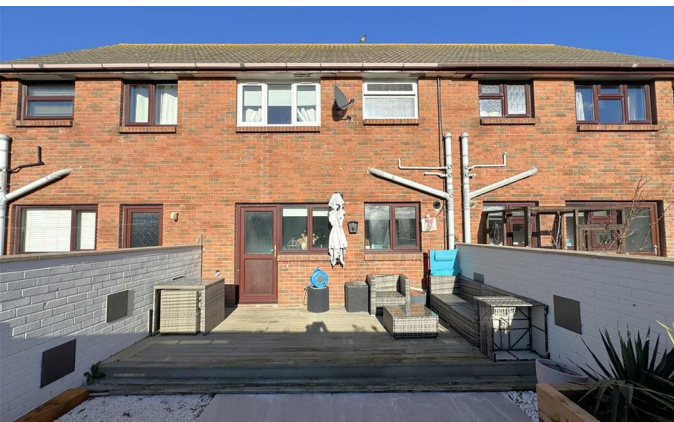
The first floor has a landing area with loft access via hatch with a pull down ladder and partially boarded. Doors off the landing lead through to the three bedrooms and modern bathroom. Bedroom one is a generous sized double boasting a front aspect double glazed window and a built-in double wardrobe. Bedroom two is a further double offering a rear aspect double glazed window. Bedroom three is a single with a front aspect double glazed window and LVT flooring. The modern bathroom comprises a suite including a panel enclosed bath with a wall mounted mixer shower system over, vanity wash hand basin, WC with a concealed cistern, wall mounted towel rail heater, rear aspect double glazed window and fully tiled walls and flooring.

Outside boasts an enclosed low maintenance South-Westerly facing rear garden laid to decking, patio and shingle with a raised planted border. The front garden is wall and fence enclosed laid to patio. There is a garage located within a block with an up and over door and parking for up to two vehicles in front of the garage.

The property sits 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.







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

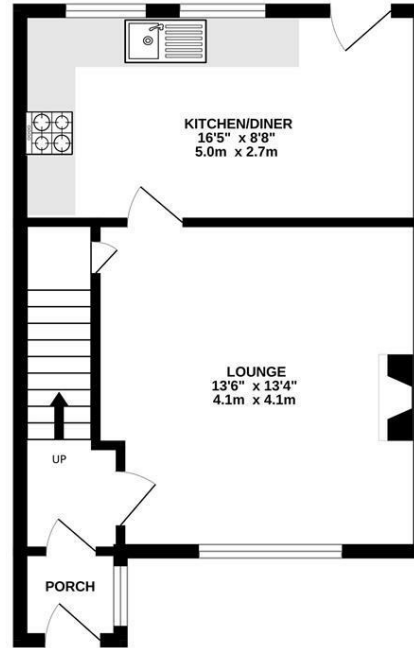
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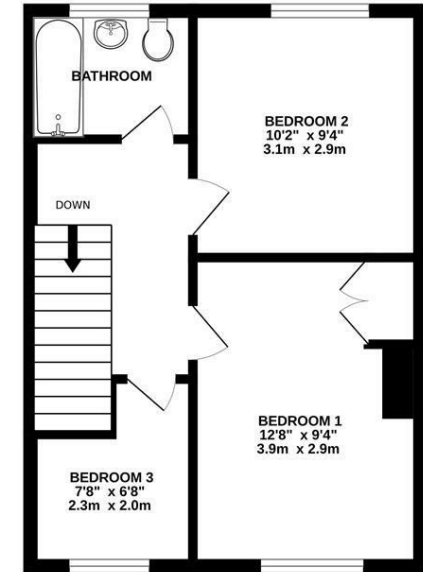


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

GROUND FLOOR  
376 sq.ft. (34.9 sq.m.) approx.



1ST FLOOR  
362 sq.ft. (33.7 sq.m.) approx.



TOTAL FLOOR AREA: 738 sq.ft. (68.6 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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