



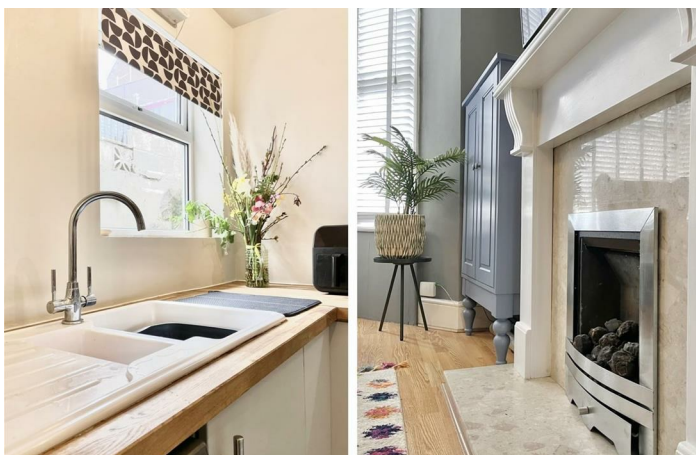
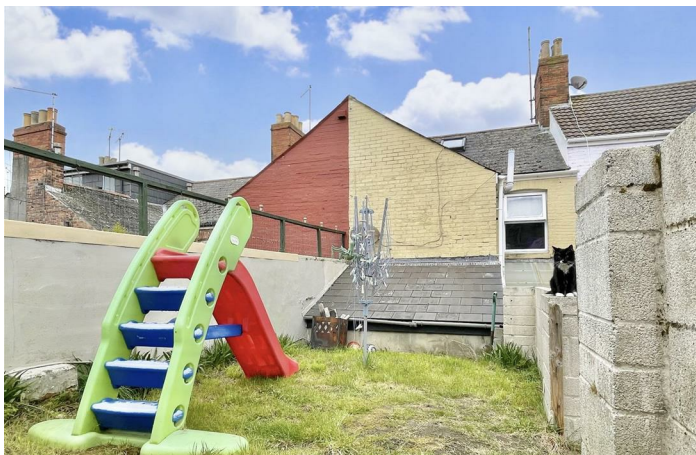
## Chickerell Road , Weymouth DT4 0BW

- Modern two-bedroom house
- Presented to a high standard throughout
- Two generously sized double bedrooms
- Just a stone's throw away from Weymouth Harbour
- Delightful blend of comfort and style.
- Inviting lounge diner
- Versatile loft room, currently utilised as an additional bedroom
- Weymouth train station is within close proximity

**Offers In The Region Of £235,000 Freehold**







### Summary

Chickerell Road is situated in the charming coastal town of Weymouth, this modern two-bedroom house offers a delightful blend of comfort and style. The property has been meticulously maintained and presented to a high standard throughout, making it an ideal home for families or those seeking a tranquil retreat by the sea.

As you enter, you are welcomed by a spacious hallway adorned with high ceilings, which sets the tone for the rest of the home. The inviting lounge diner features a large front bay window, allowing natural light to flood the space, creating a warm and airy atmosphere. At the rear, you will find an attractive kitchen that leads to a lean-to, providing access to the lovely rear garden, perfect for outdoor entertaining or simply enjoying the fresh air.

The first floor boasts two generously sized double bedrooms, each offering ample space and comfort. A staircase leads you to a versatile loft room, currently utilised as an additional bedroom by the vendors, providing extra living space that can adapt to your needs. Completing the first floor is a large family bathroom, designed for convenience and relaxation.

This property is ideally situated in a popular location, just a stone's throw away from Weymouth Harbour and the bustling town centre, where you can explore a variety of shops, cafes, and restaurants. For those who commute, Weymouth train station is conveniently close, offering direct links to London Waterloo and Bristol Temple Meads.

### Front of the property

Steps up to the front garden with gravelled area, meter box, wooden fence and double glazed obscured upvc door into...



## Porch

Entrance via double glazed UPVC door into porch with meters on wall and wooden door into...

## Entrance hall

Entrance hall with vinyl flooring, vertical radiator, stairs to 1st floor with storage underneath and door into...

## Kitchen

16'4" x 7'10"

Side aspect kitchen with tiled flooring, sash window into conservatory and double glazed window onto rear garden, base level units with wooden counter above and space for white goods, incorporated oven and gas hob with extractor above, ceramic 1.5 bowl sink with stainless mixer tap and draining board, radiator, ceiling light and glass panel door into...

## Lean to

11'1" x 5'6"

Rear aspect room with double glazed window and UPVC door into garden, power points and French doors into...

## Lounge/ diner

23'3" x 11'5"

Front aspect room with double glazed bay windows, gas fireplace with stone and wooden surround, ceiling light and power points, the dining area features a chimney stack, power points, radiator and ceiling lights as well as French doors to the rear providing further natural light.

## First floor landing

Split level landing with ceiling light, door into under stair storage, wooden door into...

## Bedroom one

14'9" x 12'5"

Front aspect double bedroom with double glazed bay windows, radiator, ceiling light and power points.

## Bedroom two

10'9" x 9'2"

Rear aspect bedroom with double glazed window overlooking rear garden, radiator, ceiling light and power points.



### Bathroom

10'2" x 7'10"

Side aspect bathroom with obscured sash window, feature fireplace, bathtub with stainless mixer tap and handheld shower head, low level WC, hand wash basin with stainless taps, radiator, ceiling spotlights, extractor fan and built-in storage cupboard providing storage space and housing Worcester combination boiler.

### Loft room

13'1" x 9'10"

Rear aspect loft room with double glazed Velux window, radiator, ceiling lights, power points and double doors accessing front and rear eaves storage.

### Rear garden

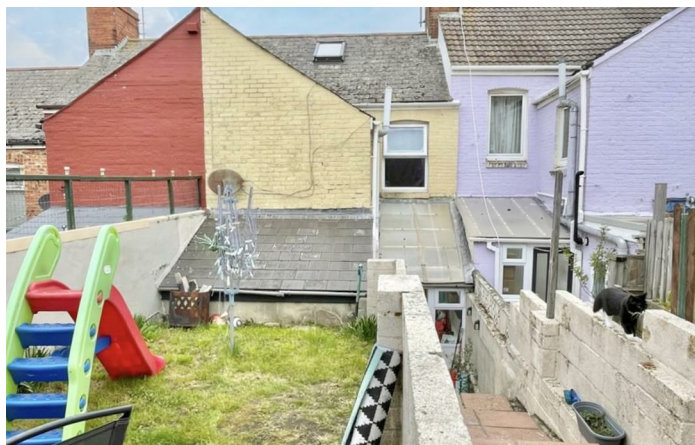
Southerly facing, tiered rear garden, with patio steps leading to lawn and storage shed with power and double glazed obscured door, the garden is fully wall enclosed with wooden gate to the rear, providing rear access.







Local Authority  
Council Tax Band **B**  
EPC Rating



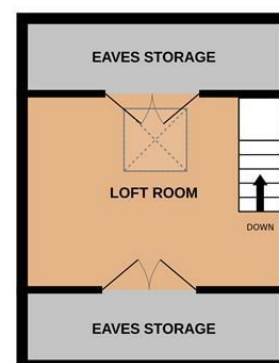
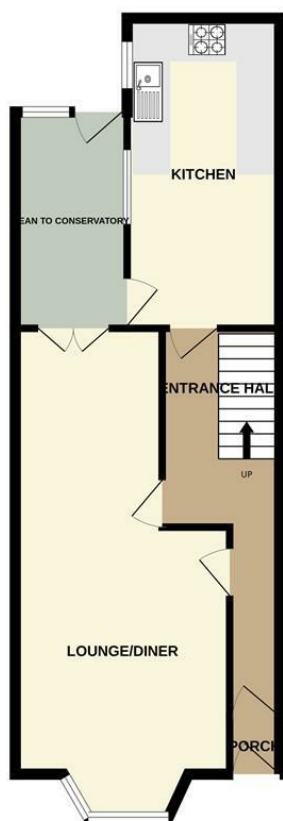
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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