



## Chickerell Road , Weymouth DT4 0BW

- Three Bedroom Family Home
- Downstairs Bathroom
- Views Of The Marsh Playing Fields
- Weymouth Train Station Is Within Close Proximity
- Loft Room
- Just a stone's throw away from Weymouth Harbour
- Close To Local Amenities
- Ideal First Time Buy Or Investment

**Offers Over £200,000 Freehold**

### **Front Of The Property**

Stairs leading up to the main entrance of the home

### **Entrance Porch**

Accessed via a double-glazed front door, with a wall-mounted fuse board. A single-glazed wooden door opens into the hallway.

### **Hallway**

Radiator, stairs rising to the first floor, with access to the dining area and doors leading to:

### **Lounge**

11'8" x 12'5"

Bright and spacious with a front-aspect double-glazed bay window. Features include a decorative fireplace with mantle, ceiling light, power points, and radiator.

### **Dining Area**

9'5" x 9'10"

Rear aspect double glazed window overlooking the utility area, power points, wall mounted radiator.

### **Kitchen/Utility Area**

9'4" x 14'11" (max)

Fitted with a range of eye and base level units with work surfaces over, tiled flooring, and stainless steel sink with draining board. There is space for an oven and a fridge/freezer. Rear aspect window, radiator, power points, and a double-glazed obscured door providing access to the rear garden and door leading to:

### **Bathroom**

Rear aspect double-glazed obscured window, hand wash basin, low-level WC, and panel-enclosed bath with overhead shower. Partially tiled with a built-in storage cupboard.

### **Rear Garden**

Wall-enclosed rear garden arranged over two levels, with steps leading up to the second tier. Ample space for a shed or outdoor storage.

### **First Floor Landing**

Split-level landing with ceiling lights, radiator, and doors leading to all first-floor rooms.

### **Bedroom One**

12'5" into bay x 15'2"

Spacious double bedroom with a front-aspect double-glazed bay window providing beautiful views across the marsh playing fields. Includes power points, picture rail, and stairs leading to the loft room.

### **Bedroom Two**

9'5" x 9'11"

Well-proportioned bedroom with a rear aspect double-glazed window overlooking the garden. Features include a radiator, power points, and ceiling light.

### **Bedroom Three**

8'0" x 9'9"

Side aspect double-glazed window, radiator, power points, and ceiling light. Ideal as a guest room, nursery, or home office.

### **Loft Room**

8'11" x 13'9"

A bright and airy dual-aspect room featuring double-glazed Velux windows, offering stunning views over the marsh playing fields and rear garden. Includes eaves storage, ceiling light, power points, and a staircase leading down to Bedroom One.

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



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