



AUSTIN
ESTATE AGENTS

Fishermans Close

Chickerell

Weymouth

Dorset

DT3 4LU

£360,000

SUMMARY

- Detached Family Home
- Three Bedrooms
- Spacious Lounge
- Modern Fitted Kitchen / Diner
- Separate Utility Room
- Additional Reception Room
- Modern Family Bathroom
- Double Glazing & Gas Central Heating
- Well Maintained Front & Rear Gardens
- Driveway & Integral Garage





SUMMARY OF ACCOMMODATION

GROUND FLOOR

Entrance Porch

Lounge 15' 7" max x 15' 1" max (4.74m max x 4.60m max)

Kitchen / Diner 15' 5" x 9' 11" (4.70m x 3.02m)

Reception Room 7' 1" x 11' 9" (2.15m x 3.58m)

Utility Room 7' 3" x 5' 10" (2.20m x 1.79m)

Ground Floor Cloakroom

FIRST FLOOR

First Floor Landing

Bedroom One 9' 11" max x 13' 1" max (3.02m max x 3.99m max)

Bedroom Two 8' 6" plus recess x 9' 8" (2.58m plus recess x 2.94m)

Bedroom Three 6' 8" x 6' 6" (2.03m x 1.99m)

Bathroom 6' 4" x 7' 2" (1.94m x 2.19m)

OUTSIDE

Front Garden & Driveway

Integral Garage

Rear Garden

THE PROPERTY

We are delighted to offer for sale an immaculately presented detached house, situated in the heart of Chickerell. The property has been maintained throughout to an exceptionally high standard and enjoys a spacious lounge, modern kitchen / diner, an additional reception room, utility room, ground floor cloakroom, three bedrooms and family bathroom with double glazing and gas central heating throughout. Outside are easily maintained gardens to the front and rear as well as a driveway and integral garage. We strongly recommend viewing to appreciate its appeal.

On the ground floor, the entrance porch gives access into the ground floor cloakroom and lounge. The lounge is situated to the front of the property with a large double glazed bay window providing excellent natural light. At the rear of the room stairs ascend to the first floor and a door leads to the kitchen / diner. The kitchen is tastefully fitted with a modern range of matching eye level and base units, enhanced by integral appliances including a four ring gas hob, stainless steel extractor canopy, eye level electric oven and microwave. The recently installed combi boiler is concealed in one of the eye level cupboards. There is ample space for a fridge freezer and dishwasher as well as a dining table. A double glazed window overlooks the rear garden with a door provides access to the rear garden. An archway to the side leads to an additional reception room, which is currently being used as a sitting room. This room offers a side aspect double glazed window and a door leads into the garden. A door flows into the utility room with space and plumbing for a washing machine and tumble dryer.

The first floor landing enjoys a double glazed window to the side providing good natural light and hosts doors to all first floor rooms. Bedroom one is situated to the rear aspect with pleasant views over the rear garden. Bedrooms two and three are situated to the front aspect. The modern family bathroom comprises a low level WC, pedestal wash hand basin, panelled bath and independent shower cubicle with tiled walls and an opaque double glazed window to the rear.

Externally, to the front of the property, is a well tended lawned area with planted borders alongside an independent driveway providing off-road parking for two vehicles and leading to an attached garage. Please note the garage length is 11 foot long as the utility room has been made out of the remaining space. The low maintenance rear garden enjoys a southerly aspect and is fully enclosed by wooden fencing with a block paved patio area and pathways, artificial grass and attractively planted borders. A summer house adds to the garden's appeal.

The property is situated in the heart of Chickerell, with amenities such as a village shop, doctors' surgery, pharmacy, school and two public houses, within close proximity. Regular bus services allow for easy access to Weymouth and beyond.

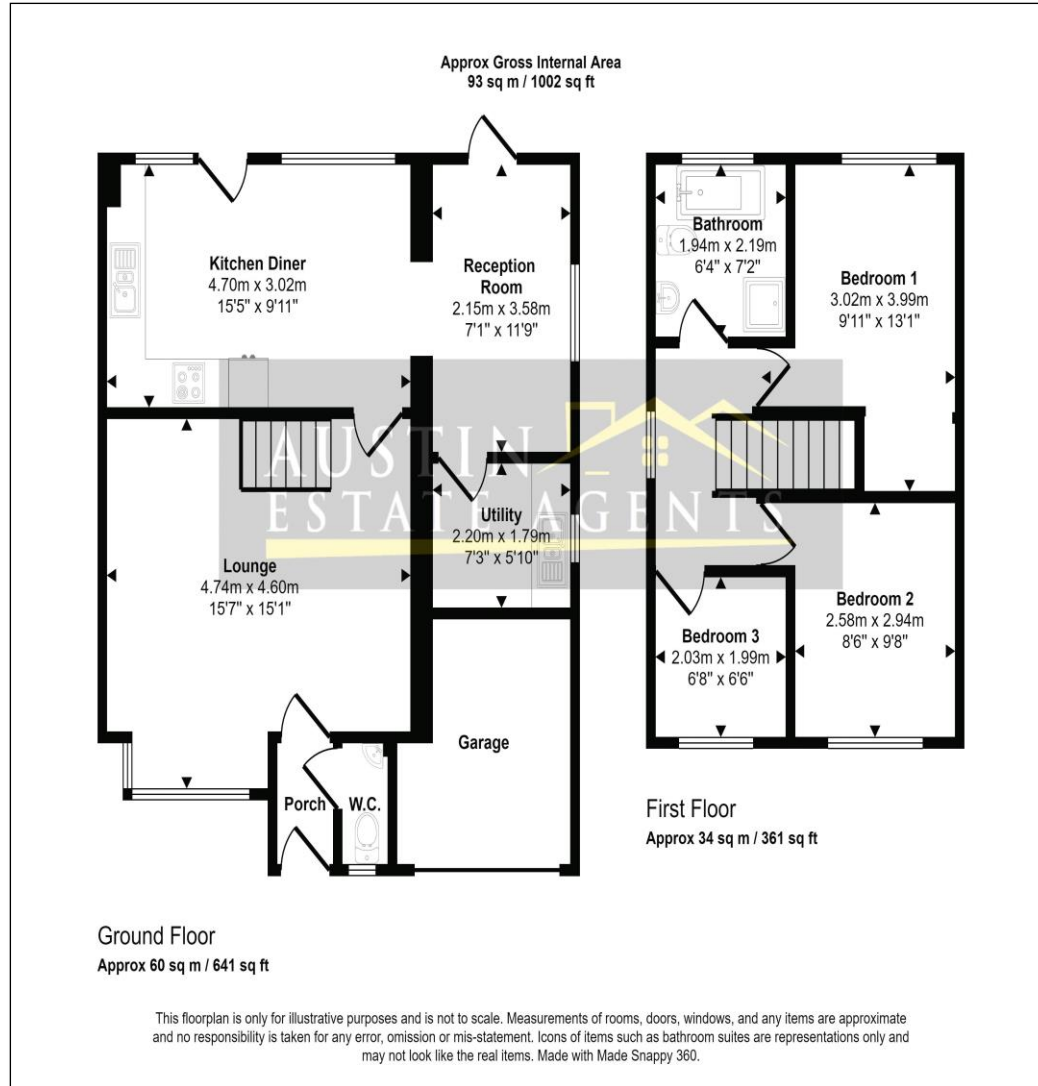
For more information, or to book an appointment to view this wonderful family home, please contact Austin Estate Agents.



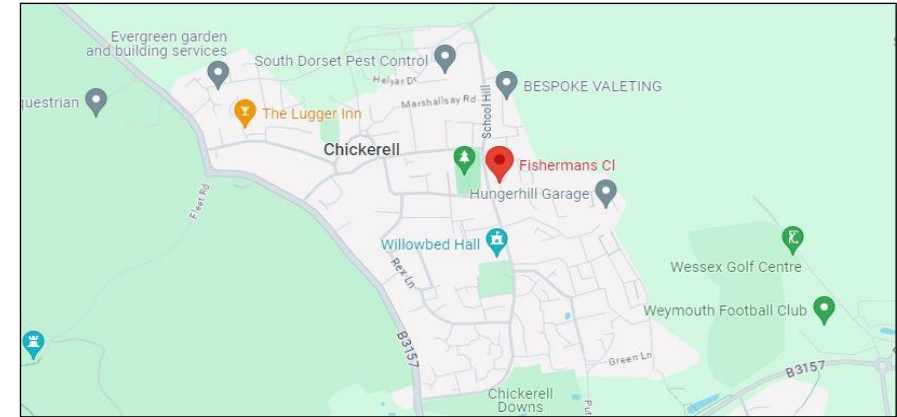




FLOORPLAN:



LOCATION:



EPC:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX RATING: D TENURE: Freehold

Austin Estate Agents 115 Dorchester Road, Weymouth, Dorset, DT4 7JY Phone: 01305 858470 www.austinpropertyservices.co.uk

MONEY LAUNDERING REGULATIONS 2003
 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991
 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order.