



AUSTIN
ESTATE AGENTS

Chickerell Road

Weymouth

Dorset

DT4 0BN

Offers in Excess of £235,000

SUMMARY

- Beautifully Presented Terraced Home
- Two Double Bedrooms
- Spacious Lounge / Diner
- Contemporary Fitted Kitchen
- Lean To
- Modern Bathroom
- Double Glazing & Gas Central Heating
- Front & Rear Gardens
- Walking Distance of the Inner Harbour





SUMMARY OF ACCOMMODATION

GROUND FLOOR

Entrance Porch

Entrance Hallway

Lounge Area 11' 10" x 11' 0" into bay (3.61m x 3.35m into bay)

Dining Area 10' 0" x 9' 9" (3.05m x 2.97m)

Kitchen 14' 4" max x 7' 11" (4.37m max x 2.41m)

Lean To 11' 8" x 6' 7" (3.56m x 2.01m)

FIRST FLOOR

First Floor Landing

Bedroom One 15' 2" max x 12' 2" into bay (4.62m max x 3.71m into bay)

Bedroom Two 9' 11" max x 9' 10" (3.02m max x 3.00m)

Bathroom

OUTSIDE

Front Garden

Rear Garden

THE PROPERTY

Austin Estate Agents are delighted to offer to the market this deceptively spacious mid-terrace home. This lovely property enjoys beautifully presented accommodation including a lounge / dining room, contemporary kitchen, lean to, two double bedrooms and modern bathroom. The property is gas centrally heated and double glazed throughout. Viewings are highly advised to appreciate the size and accommodation on offer.

This fantastic home benefits from a front aspect lounge with a large bay window and a feature fireplace. From the lounge, an opening leads through to the separate dining area, which is spacious enough to house a large dining table and chairs. Alcoves in both parts of the room provide space for furniture or bespoke shelving. The kitchen houses a good range of contemporary eye and base level storage units, with an integral four ring induction hob, electric oven and stainless steel extractor canopy. There is space and plumbing for additional domestic appliances. A door at the side gives access into a lean to area, useful for further storage of bicycles, garden furniture etc. A door from this area leads to the rear garden.

Stairs rise to the first floor hosting the property's two bedrooms and family bathroom. Bedroom one is an excellent size, spanning the whole of the property, boasting a large bay window and a cast iron fireplace. Bedroom two offers a rear aspect window overlooking the garden and Marsh playing fields beyond. The family bathroom is also a spacious room, tastefully furnished and comprising a panelled bath with shower over, pedestal wash hand basin, WC and heated towel rail. A useful airing cupboard is housed here.

Externally, from the lean to, steps lead down to a patio area with elevated views over the rear garden and the playing fields beyond, providing a seating area, ideal for al-fresco entertaining. Further steps lead to the main part of the garden with a lawned area and planted borders.

Located within easy walking distance of Weymouth's picturesque inner harbour and town centre, offering easy access to local shops and amenities as well as regular and well serviced bus routes.

For further information, or to make an appointment to view this well presented home, please contact Austin Estate Agents.

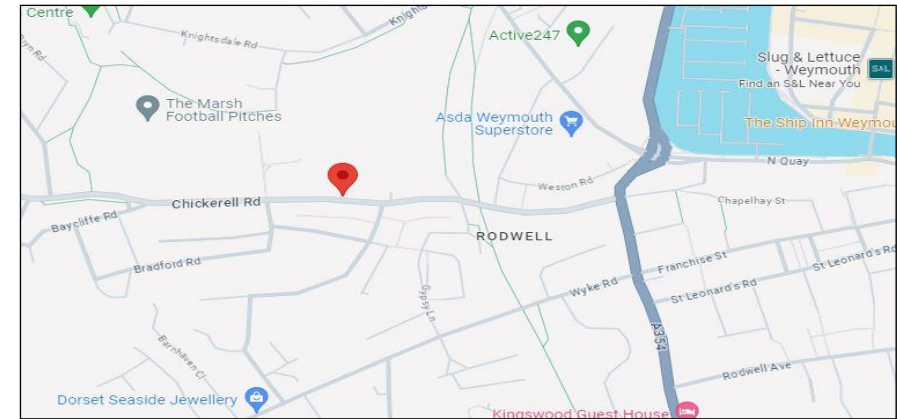




FLOORPLAN:



LOCATION:



EPC:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX RATING: B **TENURE: Freehold**

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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.