



**AUSTIN**   
**ESTATE AGENTS**

## Chelmsford Street

Weymouth

Dorset

DT4 7HR

Offers in Excess of £290,000

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### SUMMARY

- Substantial Terraced Family Home
- Extended to the Rear
- Three Bedrooms
- Three Reception Rooms
- Modern Fitted Kitchen
- Ground Floor Bathroom & First Floor Shower Room
- Gas Central Heating & Double Glazing
- Low Maintenance Gardens to the Front & Rear
- Close to Weymouth Town Centre
- Walking Distance of Weymouth Seafront





## SUMMARY OF ACCOMMODATION

### GROUND FLOOR

Entrance Porch

Entrance Hallway

Lounge 10' 8" max x 12' 9" into bay (3.24m max x 3.88m into bay)

Reception Room 8' 8" max x 12' 4" (2.64m max x 3.76m)

Lean To / Storage Room 5' 6" x 8' 8" (1.68m x 2.63m)

Utility Area

Bathroom 4' 7" x 7' 1" (1.39m x 2.15m)

Kitchen 10' 10" max x 9' 9" max (3.29m max x 2.97m max)

Family Room 10' 9" x 12' 3" (3.28m x 3.73m)

### FIRST FLOOR

First Floor Landing

Bedroom One 13' 11" max x 12' 7" into bay (4.25m max x 3.84m into bay)

Bedroom Two 8' 8" max x 12' 1" (2.64m max x 3.68m)

Bedroom Three 7' 5" x 5' 11" plus recess (2.25m x 1.81m plus recess)

Shower Room

### OUTSIDE

Front Garden

Rear Courtyard Garden

## THE PROPERTY

We are delighted to present to the market a wonderful family home that has the added advantage of being extensively extended on the ground floor creating a fantastic kitchen / family room. The property also enjoys an attractive lounge, separate reception room, garden / store room, ground floor bathroom, three bedrooms and first floor shower room with double glazing and gas central heating. Outside the property also features low maintenance gardens to the front and rear.

On the ground floor, the entrance porch gives access into an inviting reception hallway with stairs ascending to the first floor and doors to the lounge, second reception room, utility area with plumbing for a washing machine, ground floor bathroom and entrance to the kitchen / family room. The lounge is situated the front aspect with a large double bay window providing good natural light. An additional reception room adjacent to the lounge has a double glazed window overlooking the garden / lean to / storage area and offers versatile use. The ground floor bathroom is tastefully appointed with vanity wash hand basin and WC, panelled bath and extractor fan.

The kitchen / family room is the hub of the home, the kitchen area boasts a modern range of matching eye level and base units with granite worktops, further enhanced by integral appliances including a four ring gas hob, extractor canopy, eye level oven and microwave, fridge freezer and dishwasher. An archway naturally flows through to the family room with an informal breakfast bar and seating area as well as space for additional lounge furniture. At the rear of the room, double glazed French doors overlook and lead to the rear garden.

The first floor landing is spacious with doors to all first floor rooms. Bedroom one is situated to the front of the property and spans the width of the property with a large double glazed bay window. Bedrooms two and three are situated to the rear of the property. Completing the accommodation on this floor is the shower room comprising a low level WC, wall mounted wash hand basin and independent shower cubicle with a double glazed opaque window to the side aspect.

Externally, the property offers an enclosed front garden. The rear courtyard is also enclosed, is predominantly laid to block paving with attractively planted tubs and a covered seating area with rear gated access.

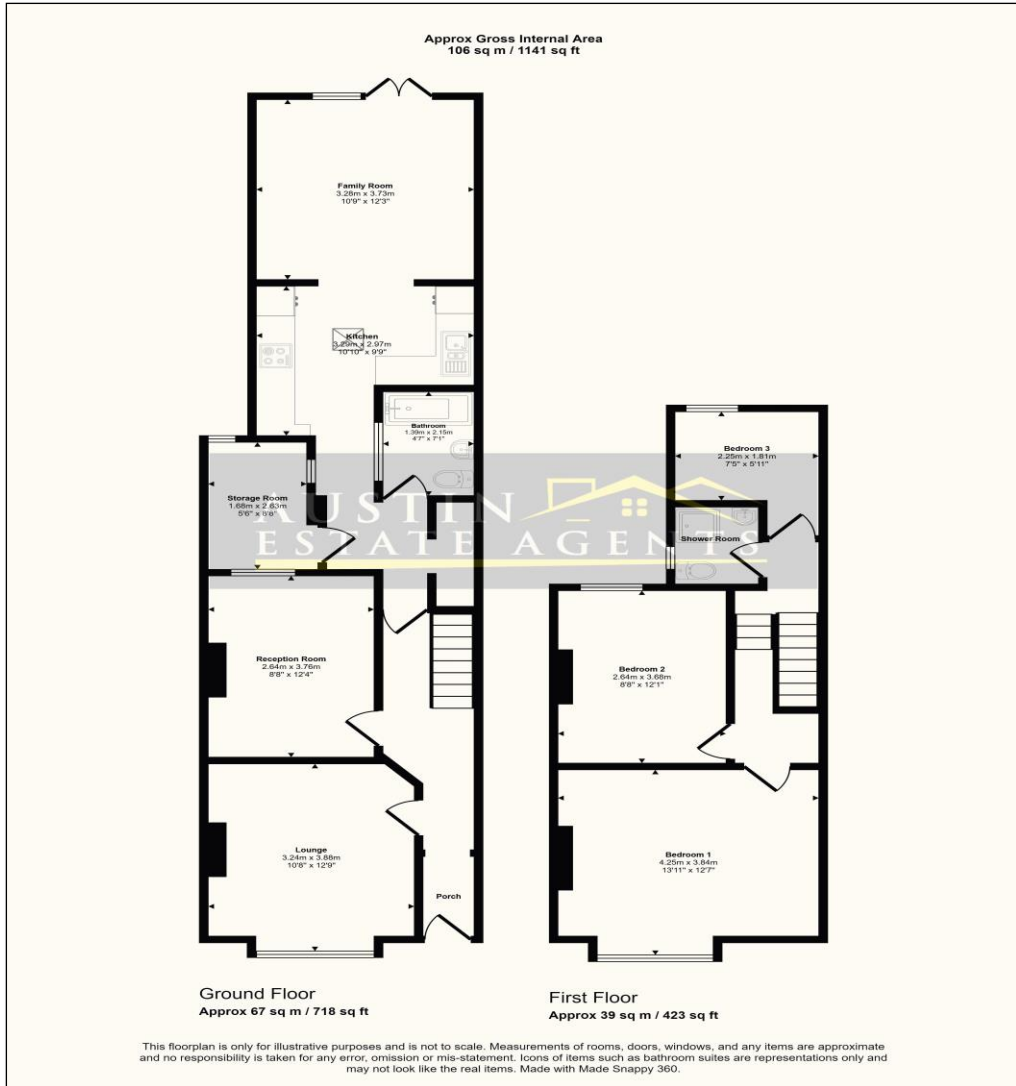
Located within easy walking distance of Weymouth's stunning sandy beach, vibrant town centre and historic harbour. Weymouth's train station is also close by providing direct links to London Waterloo Station and Bristol Temple Meads.

For further information, or to make an appointment to view this fabulous home, please contact the team at Austin Estate Agents.

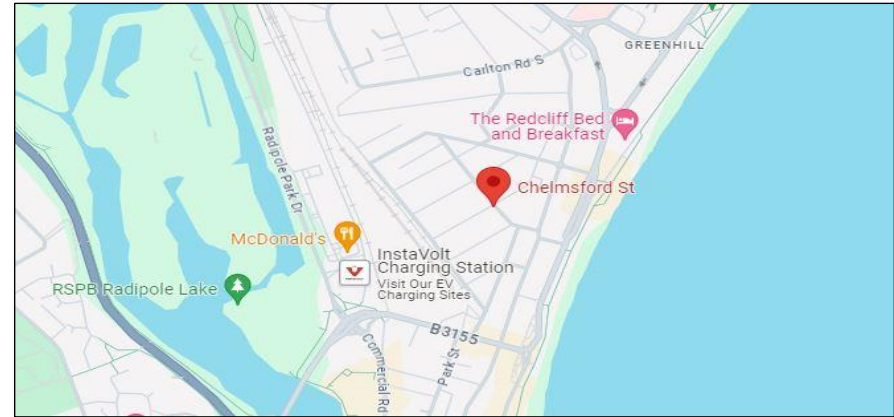




**FLOORPLAN:**



**LOCATION:**



**EPC:**

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

**COUNCIL TAX RATING: C      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.