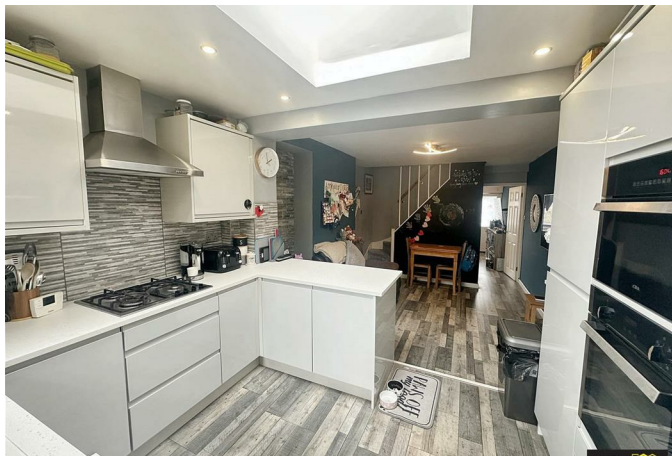


Chickerell Road

Chickerell, Weymouth DT3 4DQ

- Extended Terraced Cottage
 - Front Aspect Lounge
- Modern Ground Floor Bathroom
 - Gardens to the Front & Rear
- Sought After Chickerell Location
- Two Double Bedrooms
- Contemporary Fitted Kitchen / Dining Room
 - Double Glazing & Gas Central Heating
 - Potential for Off Road Parking
 - Vendor Suited

Guide Price £200,000 Freehold



SUMMARY OF ACCOMMODATION

GROUND FLOOR

Entrance Porch

Lounge
10'3" x 11'3"

Dining Room
10'5" x 10'5"

Kitchen
10'5" x 8'10"

Utility Area

Bathroom
5'9" x 6'2"

FIRST FLOOR

First Floor Landing

Bedroom One
10'7" x 12'3"

Bedroom Two
10'6" x 10'10"

OUTSIDE

Front Garden

Rear Courtyard

We are delighted to offer for sale this delightful cottage offering attractive views to the front. The cottage is deceptively spacious accommodation including a lounge, dining area, contemporary fitted kitchen, modern ground floor bathroom and two double bedrooms with gardens to the front and rear. The vendor has found a property with no onward chain that they wish to buy.

Access to the property is gained via an entrance porch with a door into the lounge. The lounge enjoys a front aspect double glazed window allowing for good natural light. A door at the rear naturally flows through to the kitchen / dining room. The kitchen is a striking area with a rear aspect double glazed window and vaulted skylight window providing natural light and being fitted with a contemporary range of matching high gloss eye level, base and drawer units with integrated four ring gas hob, extractor canopy, electric oven and microwave with quartz worktop services. There is space for additional domestic appliances. Within the dining area there is ample room for lounge as well as dining furniture and is currently used by the vendor as a secondary lounge, making this kitchen / diner the heart of this charming cottage. Completing the accommodation on

the ground floor is the family bathroom comprising panelled bath, pedestal wash hand basin and WC with complementary tiling to the walls.

The first floor enjoys two double bedrooms, both with pleasant views over the surrounding areas.

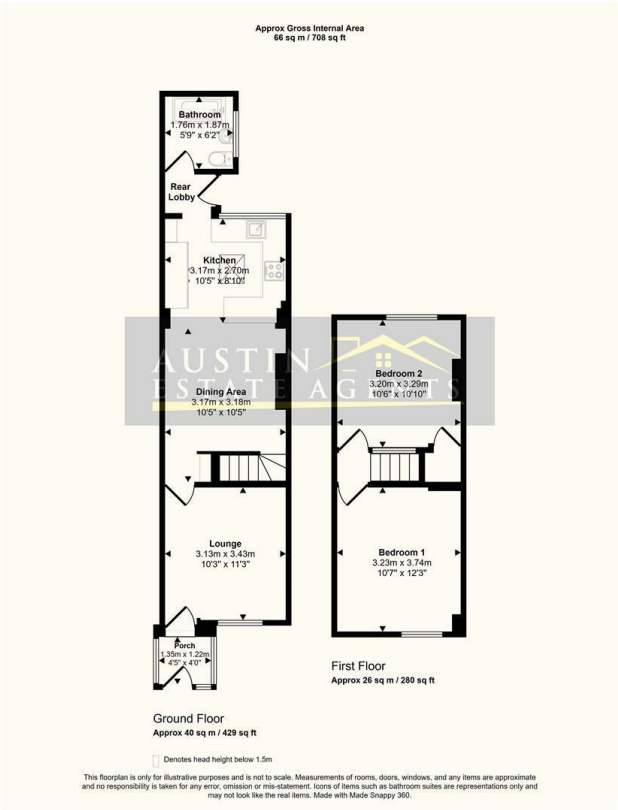
Externally, the front of the property offers a front garden, which is predominately laid to shingle with a path to the front door. There is potential for off road parking for one vehicle subject to the relevant planning permissions. The rear garden is a fully enclosed, low maintenance space, ideal for entertaining or simply to enjoy the evening sunsets.

The property is located close by to local amenities including regular bus routes to surrounding areas. The facilities of Chickerell Village which include shops, library, doctors' surgery, public houses and well regarded schools are all within close proximity.

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



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



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.