



## 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 charming and deceptively spacious cottage, enjoying attractive views to the front. The well-presented accommodation comprises a lounge, kitchen/dining room, modern ground-floor bathroom and two double bedrooms, along with gardens to both the front and rear. The vendor has found a property to purchase with no onward chain.

Access is via an entrance porch which opens into the lounge. The lounge benefits from a front-aspect double-glazed window, allowing for good natural light, and a door to the rear leading through to the kitchen/dining room. This striking space forms the heart of the home and features a rear-aspect double-glazed window and a vaulted skylight, flooding the room with light. The contemporary kitchen is fitted with a range of high-gloss wall, base and drawer units with quartz worktops and integrated appliances including a four-ring gas hob, extractor canopy, electric oven and microwave, with space for additional appliances. The dining area offers ample space for dining and seating furniture and is currently used as a secondary lounge.

Completing the ground-floor accommodation is

the modern bathroom comprising a panelled bath, pedestal wash hand basin and WC, with complementary wall tiling.

To the first floor are two double bedrooms, both enjoying pleasant views over the surrounding area.

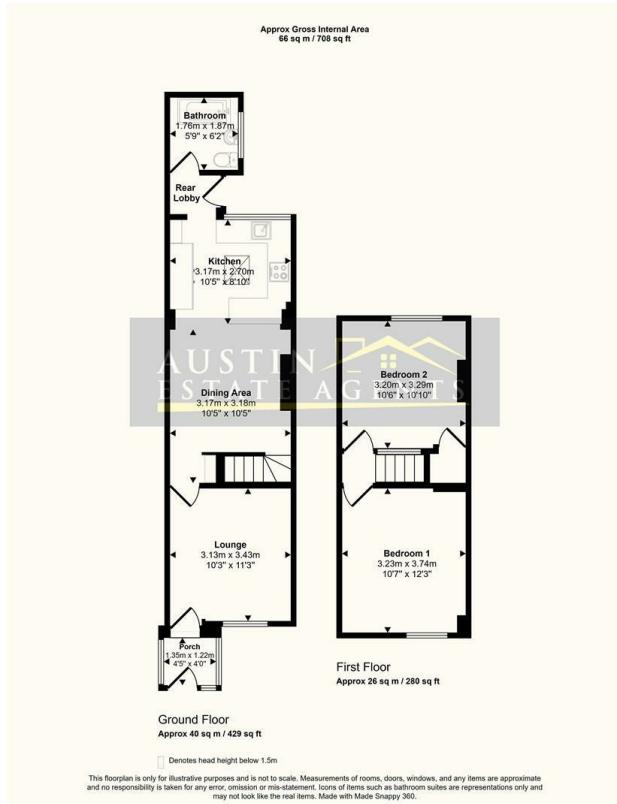
Externally, the front garden is mainly laid to shingle with a pathway to the front door and offers potential for off-road parking, subject to the necessary planning permissions. The rear garden is fully enclosed and low maintenance, providing an ideal space for entertaining or enjoying evening sunsets.

The property is conveniently located close to local amenities and regular bus routes. The facilities of Chickerell Village, including shops, library, doctors' surgery, public houses and well-regarded schools, are all within easy reach.

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



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



## Weymouth Office

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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.