



AUSTIN
ESTATE AGENTS

Chickerell Road

Chickerell

Weymouth

Dorset

DT3 4DQ

Offers in Excess of £205,000

SUMMARY

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





SUMMARY OF ACCOMMODATION

GROUND FLOOR

Entrance Porch

Lounge 10' 3" x 11' 3" (3.13m x 3.43m)

Dining Room 10' 5" x 10' 5" (3.17m x 3.18m)

Kitchen 10' 5" x 8' 10" (3.17m x 2.70m)

Utility Area

Bathroom 5' 9" x 6' 2" (1.76m x 1.87m)

FIRST FLOOR

First Floor Landing

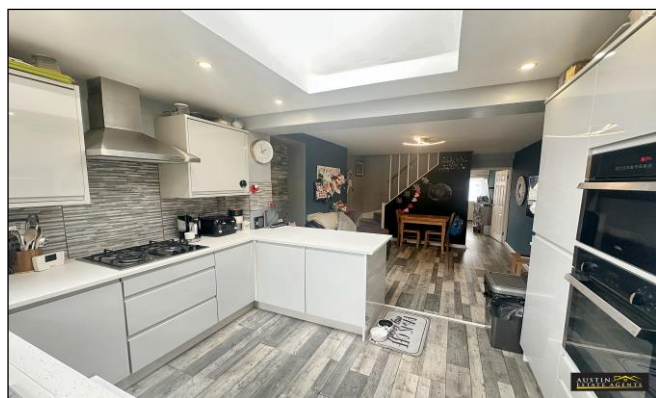
Bedroom One 10' 7" x 12' 3" (3.23m x 3.74m)

Bedroom Two 10' 6" x 10' 10" (3.20m x 3.29m)

OUTSIDE

Front Garden

Rear Courtyard



THE PROPERTY

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.

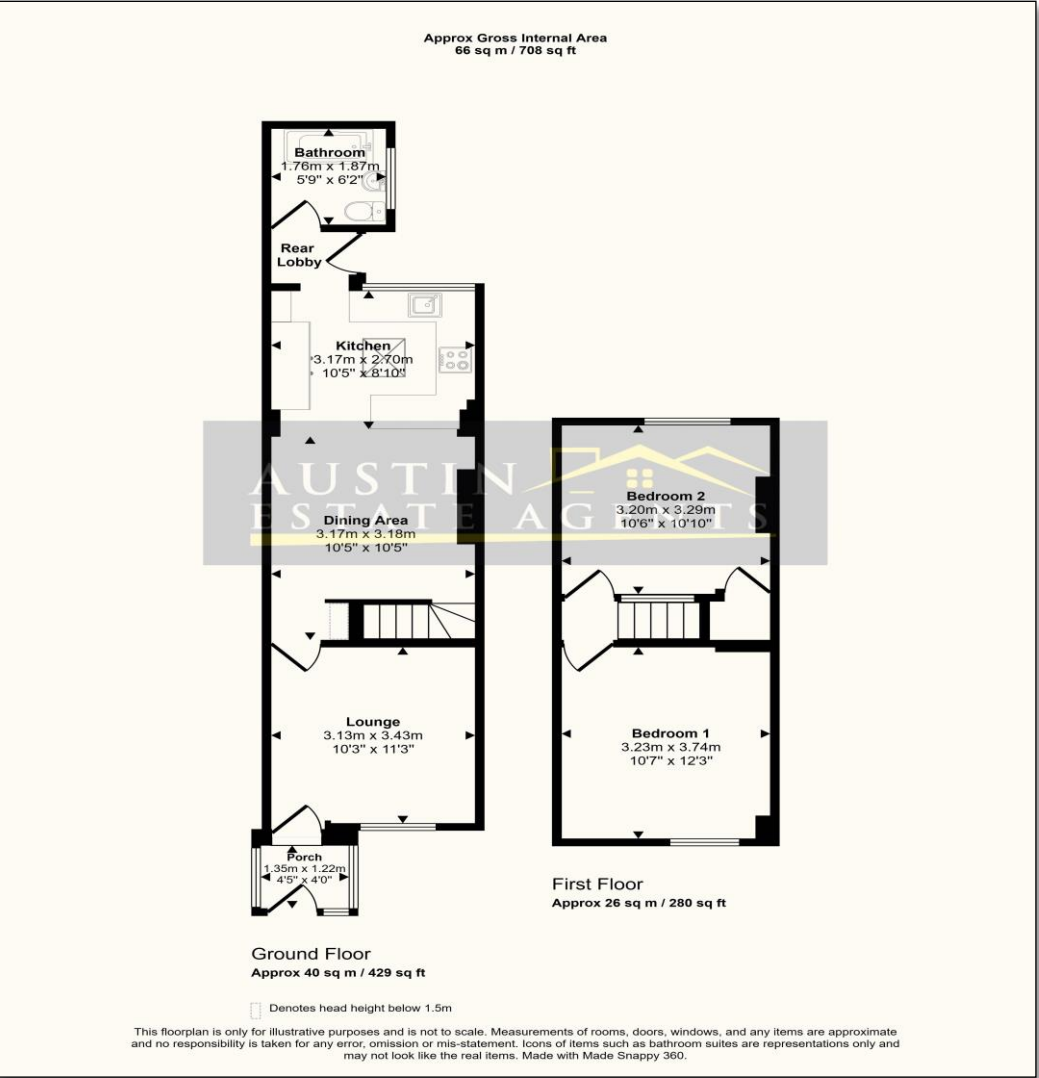
Externally, the front of the property offers a front garden, which is predominately laid to shingle with a path to the front door. There is potential for off road parking for one vehicle subject to the relevant planning permissions. The rear garden is a fully enclosed, low maintenance space, ideal for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

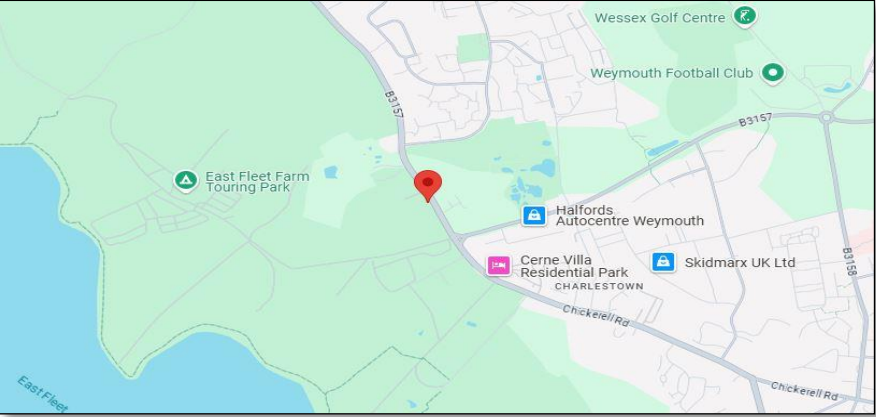
For further information, or to make an appointment to view, please contact Austin Estate Agents.



FLOORPLAN:



LOCATION:



EPC:



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.