



Marshallsay Road | Chickerell | Weymouth | DT3 4BD

Offers Over £195,000

BEAUMONT  JONES

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We are delighted to offer a beautifully presented two bedroom ground floor flat with own private rear garden and off road parking for two vehicles located within the popular location of Chickerell. This excellent first time purchase comes with a share of the freehold and boasts an open-plan living area with a modern fitted shaker style kitchen and media wall within the living room, contemporary four-piece bathroom suite, generous sized hall, gated side access and direct access leading out onto the private rear garden. Viewing is highly recommended to be appreciated.

- Two Bedroom Ground Floor Garden
- Own Private Rear Garden Flat
- Off Road Parking For Two Vehicles
- Beautifully Presented Throughout
- Open-Plan Living Area
- Modern Shaker Style Kitchen
- Contemporary Four-Piece Bathroom
- Excellent First Time Purchase Suite
- Located Within Chickerell
- Share of The Freehold

Full Description

Entrance into this beautiful ground floor garden flat is via a front aspect double glazed communal door leading into a communal hall with a solid oak door leading through to the flat. You are welcomed by a spacious hall with an area and space and plumbing for a washing machine, built-in cupboard housing the gas boiler, built-in under stairs storage cupboard, rear aspect double glazed door leads out onto the private rear garden and internal doors lead through to the accommodation. The open-plan living area is a generous size offering a built-in media wall, front aspect double glazed window and an opening leads through to the kitchen. This



This beautifully presented ground floor garden flat would make an excellent first time purchase located within the popular location of Chickerell.



beautifully designed fitted shaker style kitchen comprises eye and base level units with work surfaces over, integral oven with inset four ring gas hob and extractor hood over, integrated slimline dishwasher, space and plumbing for an American style fridge/freezer and a rear aspect double glazed window. Herringbone laminated flooring runs through the majority of the flat.

The master bedroom is a generous sized double with a front aspect double glazed window and plenty of space for a double/king size bed and furniture. Bedroom two is a well-proportioned single/small double with dual aspect double glazed windows. The beautiful bathroom has a four-piece contemporary suite including a panel enclosed bath, shower cubicle with a wall mounted rainfall mixer shower system, vanity wash hand basin and a low level WC. Marble effect tiled walls and flooring, wall mounted vertical radiator and a rear aspect double glazed window.

Outside offers a private and fully enclosed rear garden, as you step outside from the rear hallway door there's a patio area with gated side access and steps lead up to a lawned garden with a decking area for seating. The generous sized shed has been converted into a man cave boasting power, lighting and fully insulated. The front offers a shared driveway with upstairs and benefits two parking spaces off road.

Located in a quiet residential road in Chickerell, a peaceful coastal small town located next to the Fleet, the largest natural inlet of sea water in England. Chickerell itself has a local shop just moments away, two public houses, a restaurant, chemist, and post office. Nearby supermarket and industry shopping units include fast food and coffee shop units. There are great schools close by including primary and secondary making this a perfect family home with great living space.



Rating Authority: - Dorset (West Dorset) Council. Council Tax Band A. Services: - Gas central heating, mains electric & drainage.

Disclaimer: - Beaumont Jones and their clients have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs, plans and measurements are for guidance only and are not necessarily comprehensive. It should be assumed that the property has all necessary Planning, Building Regulations or other consents, and Beaumont Jones have not tested any services, equipment or facilities.

Beaumont Jones is a member of The Property Ombudsman scheme and subscribe to The Property Ombudsman Code of Practice.

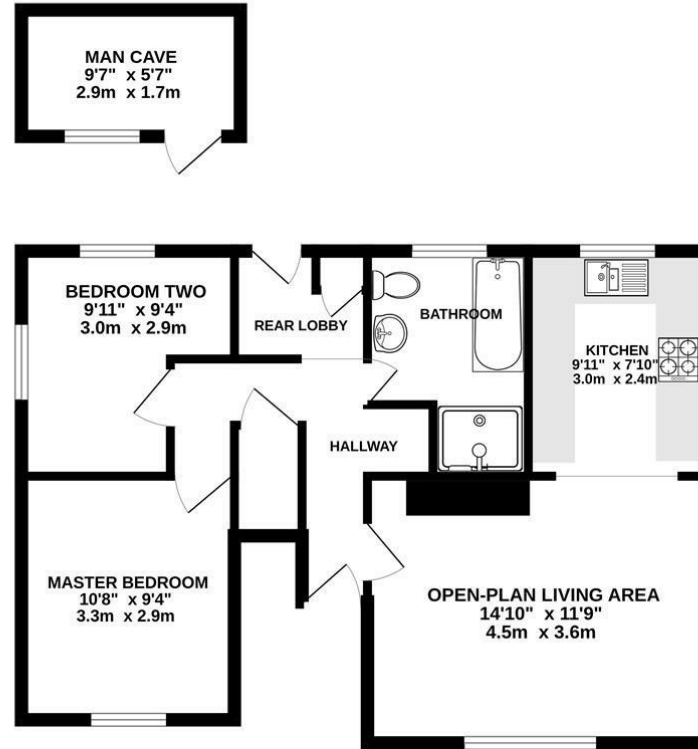
Beautiful open-plan living area with a modern shaker style fitted kitchen and a contemporary four-piece bathroom suite.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

We value more than your property

GROUND FLOOR
639 sq.ft. (59.4 sq.m.) approx.



TOTAL FLOOR AREA: 639 sq.ft. (59.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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